



**Hayward
Tod**

5 bedroom Detached House | The Nook | Nook Lane | Dalston | Carlisle | CA5 7JR
Offers In Region Of £675,000





An impressive, 4/5bed 'Arts & Crafts' home in a wonderful setting, totalling approximately 3 acres in a peaceful location on the fringe of a popular village.

entrance hallway | sitting room | dining room | living room | breakfast kitchen | pantry | utility & boiler room | master bedroom with Jack and Jill en-suite | second double en-suite bedroom | third double bedroom | bedroom four | bed 5/study | family bathroom & separate WC. | garage and store/former stable | additional storeroom | gardens totalling c.1 acre including former tennis court | paddock of c.1.75 acres | EPC ? | Council tax band G | private drainage | oil fired central heating | partial double glazing

APPROXIMATE MILEAGES

Dalston 1.5 | M6 motorway 6 | Carlisle 6.5 | Keswick - Central Lakes 23 | Penrith - North Lakes 18 | Newcastle International Airport 62.5

WHY THE NOOK?

A beautifully situated home of immense character on the fringe of a popular village in a peaceful yet accessible setting. The property sits within its own landscaped gardens totalling just over 1 acre and enjoys the benefit of an adjacent paddock of approximately 1.75 acres. The nearby village of Dalston has a superb range of amenities including both junior and senior schools, Co-op, butchers and two pubs. The property is also well placed for access to the wider region, with Carlisle, the M6 motorway and the A595 all within just a few minutes drive. For those wishing to explore further south in to the Lake District, Keswick is less than 25 miles drive to the south. Carlisle is well connected to the rest of the country via the West Coast Mainline, with London Euston reached in just over three hours and Glasgow/Edinburgh in a little over an hour.



ACCOMMODATION

The internal accommodation is well laid out and offers good flexible living. The property retains many original features including a number of stained glass windows and the two central towers. The living space on the ground floor centres around the hallway, which has external doors to both the front and rear and houses the stairs, complete with impressive stained glass and porthole style windows. The formal sitting room has a triple aspect and fireplace. The dining room has views towards the rear gardens and leads through to the kitchen. The sitting room, with its favourable southerly aspect overlooks the lawns and large pond and has the benefit of an open fire as well as providing an additional access to the kitchen. The kitchen is well appointed and benefits from a glazed breakfast area to the southern end, as well as a useful pantry complete with stone slab cold shelf. A rear door leads to the utility and boiler room, as well as an additional store room and the garage. The garage, complete with former stable/loose box to the rear also has the benefit of two unconverted rooms above. From the utility a door leads to a small courtyard, housing an external store and gardeners W.C. To the first floor there are four bedrooms and a study/nursery bed 5. The main bedroom, above the formal sitting room has a similar triple aspect and a Jack & Jill en-suite bathroom to the landing. The second double bedroom has the benefit of another en-suite bathroom. The third and fourth bedrooms share the family bathroom and separate W.C. The study/5th bedroom has a pleasant southerly aspect over open countryside.

OUTSIDE

The property is set back from the road and is afforded a great deal of privacy, being accessed via a private drive and remote controlled gates. Parking flanks the southern and westerly edges of the property and is complimented by the garage. A former tennis lawn sits above the property and could be reinstated as required. Formal lawns sit either side of the property, with the south side being occupied by a



large pond. To the rear of the property are the split level formal lawns, flanked on one side by tall trees and by the adjoining paddock on the other. The paddock comprises approximately 1.75 acres of level rough grazing and benefits from three storage/livestock sheds. In addition, the property is fully alarmed and benefits from a comprehensive CCTV security system and hard wired backup generator allowing to provide the whole property with power should the supply be interrupted.







Total area: approx. 337.4 sq. metres (3631.3 sq. feet)

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.