



**Hayward
Tod**

2 Bedroom End Terrace | 11 Barrock Park | Low Hesket | CA4 0JS

£150,000





Quirky two bed, two bath, upside down cottage within a small private development close to Carlisle, Penrith and the Lake District. Ideal second home or a pleasant primary residence.

entrance hallway | reception room | shower room | bedroom two | open plan kitchen living area | bedroom one | bathroom | raised patio area | allocated parking area | communal gardens | double glazing | LPG central heating | mains water and electricity | shared private drainage | EPC D | council tax band A | Leasehold | Annual service charge £822

APPROXIMATE MILEAGES

M6 J42 4 | Armathwaite Station - Settle Line 5.8 | Central Carlisle - West Coast Mainline Station 7.5 | Penrith - West Coast Mainline Station 12.4 | Lake District National Park - Hesketh Newmarket 13.5, Pooley Bridge Ullswater 18.7 | Hadrian's Wall UNESCO Site - Birdoswald Fort 21.6 | Solway Coast AONB - Bowness on Solway 21.9 | Allonby Beach 28.9 | Newcastle International Airport 60.2

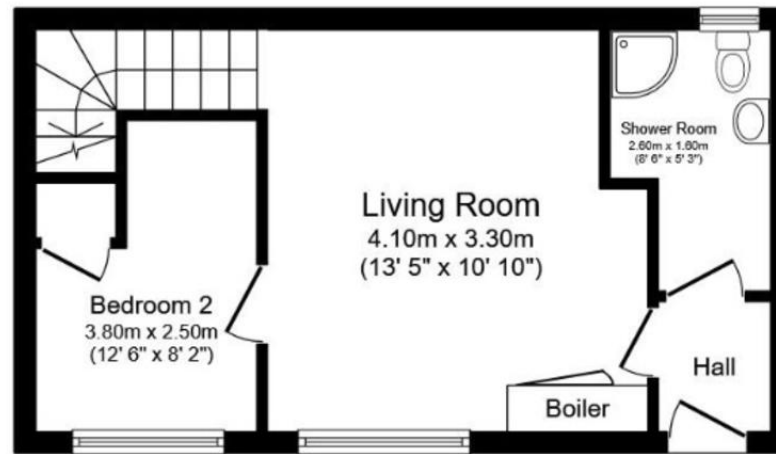
WHY BARROCK PARK?

One of a small number of cottages set around a pretty courtyard within the grounds of Barrock Park, set back down a long tree lined private driveway. The location is secluded yet remains readily accessible for Carlisle, Penrith and the M6 motorway. Both Carlisle and Penrith have stations on the West Coast Mainline, with London and Glasgow/Edinburgh within easy reach in a little over three hours fifteen minutes and one hour twenty minutes respectively. The beautiful Eden Valley and Lake District National Park are both on the doorstep, making the property an ideal second home or holiday letting in addition to being suitable for those looking for a rural lifestyle without isolation. The centres of Carlisle and Penrith are both readily accessible by car and provide a wide range of amenities including bars, restaurants and retail.

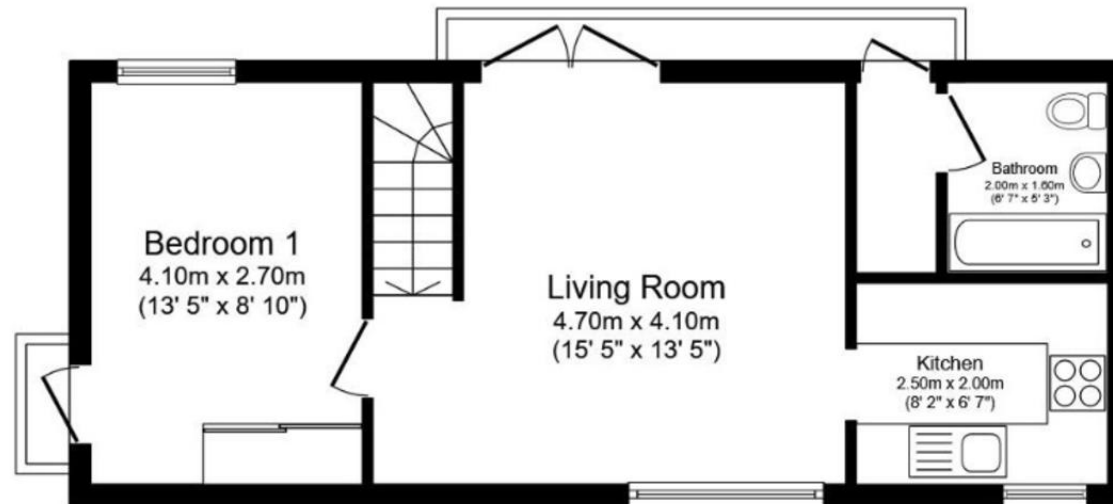


ACCOMMODATION A unique and interesting conversion with the benefit of a large raised patio offering good views across the communal courtyard to the countryside beyond. An upside down layout, there is a large open plan kitchen living space on the first floor, accessible via the raised patio. There is a bathroom on the first floor as well as the first double bedroom. Stairs lead down from the main living space to a second reception room, this provides access to the second bedroom and shower room. There is also a small hallway with external access to ground level, allowing for the property to be accessed without needing to use the stairs. The property benefits from use of a large shared courtyard and communal gardens as well as a dedicated parking area. Management Fee - £68.50 per month, Buildings Insurance - £40 per month





Ground Floor



First Floor

Total floor area 69.6 sq.m. (749 sq.ft.) approx

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.