Hayward Tod

5 Bed Barn & Outbuildings in c.4 acres | The Sheepwash | Randlaw Lane| Nr. Cumwhitton | CA4 8NL

£950,000

An exquisite home, within c.4 acres, in an idyllic setting on the banks of the River Eden. Two double garages, Detached barn and stables. Two paddocks. Superb kitchen within the former gin case.

APPROXIMATE MILEAGES

Great Corby 3.5 | Cumwhitton 2 | Warwick Bridge 5 | Carlisle 9 | M6 motorway 7.5 | Brampton | Newcastle International Airport 55

WHY THE SHEEP WASH?

In an idyllic riverside setting at the end of no-through-road, the property is away from the hustle and bustle yet remains easily accessible for amenities and the main road network. The nearby village of Cumwhitton, a short drive or a pleasant walk away has a popular pub, play park and bike track and an active social community. Great Corby has a primary school and a little further beyond, Warwick Bridge has a Co-op and renowned local butchers. The two larger centres of Carlisle and Brampton sit equidistant from the property at 9 miles each. Both provide an excellent range of amenities including secondary schools, shops, bars and restaurants. Carlisle is on the West Coast Mainline and offers direct trains to London Euston in 3 hours 20 minutes as well as Glasgow/Edinburgh in a little over an hour. The Lake District National Park is on the doorstep as are Hadrian's Wall, the Eden Valley and the Solway Coast, making the property an excellent base to explore the beauty of our region. There are also a number of good Golf Clubs within a short drive.

ACCOMMODATION

Beautifully presented and spacious throughout the property has an outstanding kitchen, within a sizable gin case, at its heart. There are a wide range of integrated appliances, an electric AGA and a large, seated breakfast bar island, with views out across your own paddock to open fields beyond. The kitchen is complemented by a good size utility room. A

pleasant snug sitting room with stove has a bright dual aspect. There is a large dining hall housing the stairs to the first floor and large windows overlooking the private cobbled courtyard at the front of the property. Off the dining hall is a fitted home office and access to the main living room. Generously proportioned and benefitting from large windows overlooking the garden towards the River Eden beyond. There is a ground floor double bedroom with the benefit of an en-suite shower room, allowing for the property to be lived in on a single level if required. At first floor level a large double bedroom with en-suite bathroom overlooks the adjacent paddock and benefits from fitted wardrobes. The family bathroom is shared by the two smaller bedrooms, and the fourth bedroom is another good size double with an en-suite shower. Externally the property sits at the end of a private no through road, behind metal gates which open in to a large, cobbled courtyard. Flanking the courtyard is the main house, two double garages and an impressive, detached barn with stables, offering further potential if desired subject to obtaining the relevant permissions. The site totals approximately 4 acres comprising a formal garden and two adjacent paddocks, with the second paddock having the benefit of a large field shelter.

N.B. The property has previously been subject to flooding.

Total area: approx. 431.8 sq. metres (4647.6 sq. feet)

Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtod.co.uk
haywardtod.co.uk

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.