

Hayward Tod

4 bed, 2 ensuite Attached House | Low Moor House | Corby Hill | Carlisle | CA4 8QB

Guide £550,000







A Hidden Gem. Charming four bed period home with large garden and delightful sylvan aspect benefiting from a Biomass boiler and convenient location between Carlisle and Brampton, close to excellent local amenities. Handy for M6, Lake District and Eden Valley. NO CHAIN.

ACCOMMODATION SUMMARYS

Ground floor | sitting room | dining room | utility | drying room | home office | shower room | open plan kitchen dining living | First floor | main bedroom with ensuite shower | second ensuite bedroom with balcony | two further double bedrooms | four piece family bathroom | detached double garage and store | large garden | patio | double glazing | LPG to range cooker | mains water not on a meter | SUPERFAST BROADBAND | biomass central heating boiler | private drainage recently upgraded and compliant | EPC - E | council tax band - D | freehold

APPROXIMATE MILEAGES

Warwick Bridge 1.4 | Hayton Primary School 1.2 | Carlisle 6 | M6 J43 motorway 4.2 | Brampton 3.2 | Hadrian's Wall UNESCO site - Birdoswald Fort 10.8 | Solway Coast AONB - Bowness on Solway 19 | Newcastle International Airport 49

WHY LOW MOOR HOUSE?

Conveniently located between Brampton and Carlisle just a short distance from amenities in Warwick Bridge and Hayton village the property is ideally located for commuting both back towards Carlisle and east across the A69. A popular primary school can be found in nearby Hayton, with a good secondary school a little further beyond in Brampton. There are three golf clubs within a short distance of the property as well as ample opportunities for outdoor pursuits in the Lake District and Eden Valley. Just a few minutes by car is a good butcher in Warwick Bridge and a Coop plus a further range of amenities in the nearby market

town of Brampton. Walk to bus stop on the 685 hourly service between Carlisle and Newcastle.

ACCOMMODATION

Full of character yet perfectly suited to modern living, the property has a large open plan kitchen dining living space at the rear with doors opening out to the patio and large garden beyond. There is a generous utility room alongside a spacious drying room store. Enjoy working from home in the large office which has the benefit of its own private access to the rear. The charming sitting room has a fireplace with stove and double doors out to a pleasant, covered patio area. A large dining room with feature fireplace completes the ground floor accommodation. On the first floor are four good bedrooms, the larger two both having ensuite shower rooms. One has double doors out to a large balcony with a beautiful aspect. The largest of the bedrooms, with a pleasing corner aspect, has both an ensuite shower room and a dressing area. Externally the property sits back from the roadside behind a wall and high hedge offering superb privacy and has gardens to the front side and rear. There is a gated gravel driveway with ample parking and turning space as well as a large double garage store and adjacent woodshed.



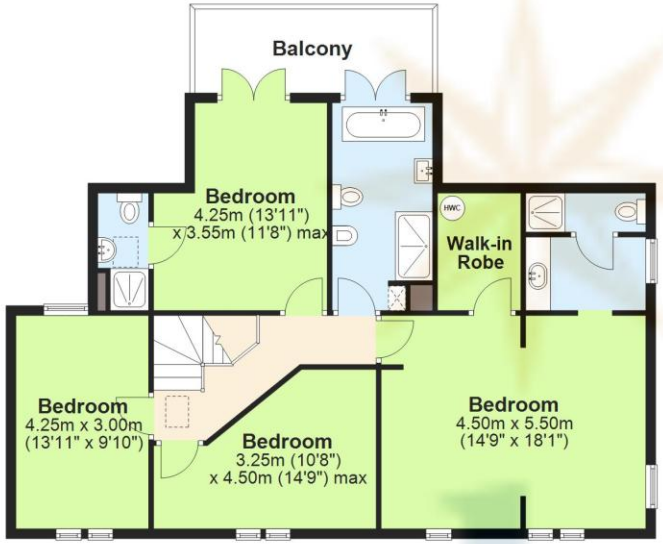






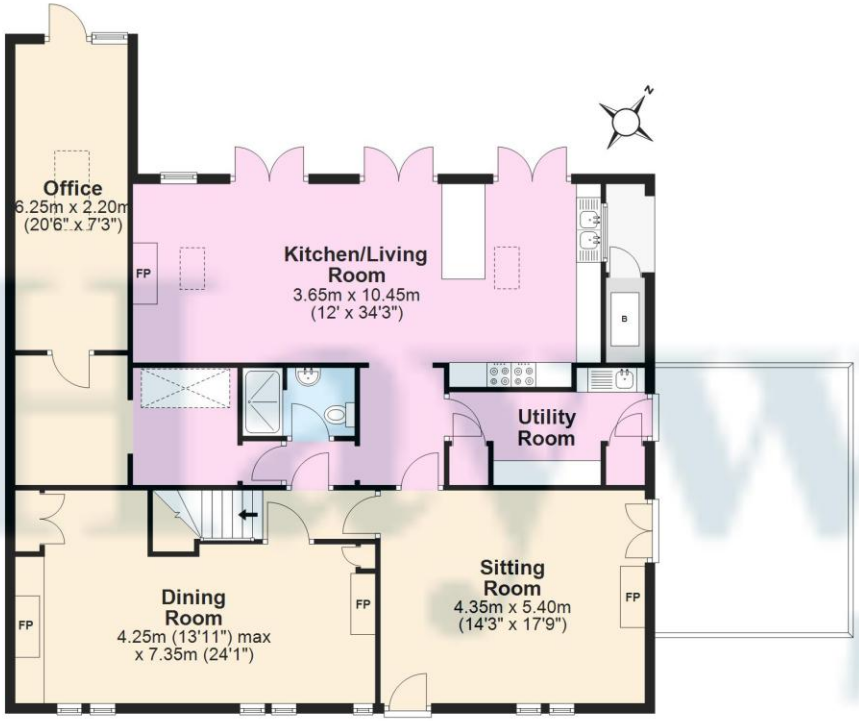
First Floor

Approx. 95.3 sq. metres (1025.6 sq. feet)



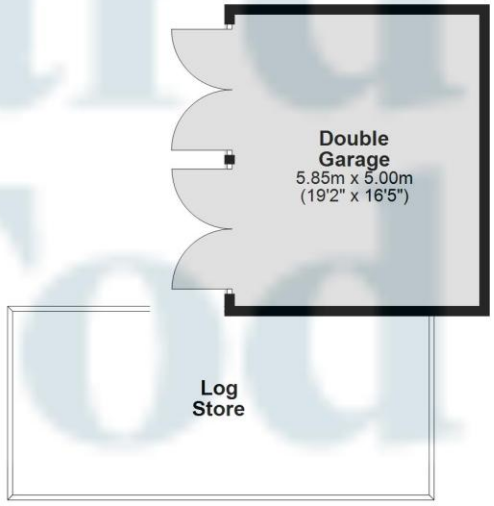
Ground Floor

Approx. 141.8 sq. metres (1526.4 sq. feet)



Outbuilding

Approx. 29.3 sq. metres (314.8 sq. feet)



Total area: approx. 266.3 sq. metres (2866.8 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.