



**Hayward  
Tod**

**3 bedroom Detached Cottage | Craigsyke Bridge Cottage | West Hall | Brampton | CA8 2BT**  
**Overs Over £550,000**





A charming three bedroom cottage full of character benefiting from a private south facing rear garden and adjoining 2 acre paddock. Beautifully situated in an idyllic yet accessible rural location just ten minutes from Brampton.

#### ACCOMMODATION SUMMARY

Hall | Snug/sitting room | Dining room | Kitchen | Conservatory | Generous hobby room/boot room | Double bedroom one with triple aspect | Rear double bedroom two | Rear bedroom three | Bathroom with separate shower | Delightful site 0.7 acres | Potential building plot STP | Private south facing gardens | Ample parking | Garage and carport | Adjoining paddock 2.2 acres | Mains water | Private drainage | Oil central heating | Council Tax Band - E | EPC rating - F | Freehold

#### APPROXIMATE MILEAGES

Lanercost Priory and Tea Room 2.8 | Hadrian's Wall UNESCO Site - Birdoswald Fort 3.8 | Brampton 5.2 | Haltwhistle Station 11 | M6 J43 12.8, J44 14 | Central Carlisle - West Coast Main Line Station 15 | North Pennines AONB - Alston 21.5 | Lake District National Park - Caldbeck 27.5, Pooley Bridge Ullswater 36.5 | Solway Coast AONB - Bowness on Solway 27.8 | Newcastle Airport 45.5

#### WHY WEST HALL?

The property enjoys an enviable position near the B6318, better known as the Military Road, just five miles east of the market town of Brampton. It is ideally situated adjacent to the course of Hadrian's Wall and close to National Cycle Route 72, making it an excellent location for those who enjoy walking, cycling and exploring the surrounding countryside. The location is peaceful and quiet with dark skies and plenty of wildlife. Families are well served by nearby primary schools at Lees Hill (2.3 miles) and Lanercost Ofsted Rated Outstanding (2.3 miles), while the attractive market town of Brampton is only a 10-minute drive away. Brampton provides a comprehensive range of everyday amenities including independent shops, supermarkets, cafés, pubs, healthcare facilities, library and community facilities, and both primary



and secondary schools. The property also benefits from excellent transport links, with easy access to the M6, A69 and A689. These provide convenient connections to Carlisle, Newcastle, the Lake District National Park, the Scottish Borders, Hadrian's Wall Country and many of the North's outstanding natural and historic attractions including Galt Woods and Talkin Tarn Country Park.

#### DESCRIPTION

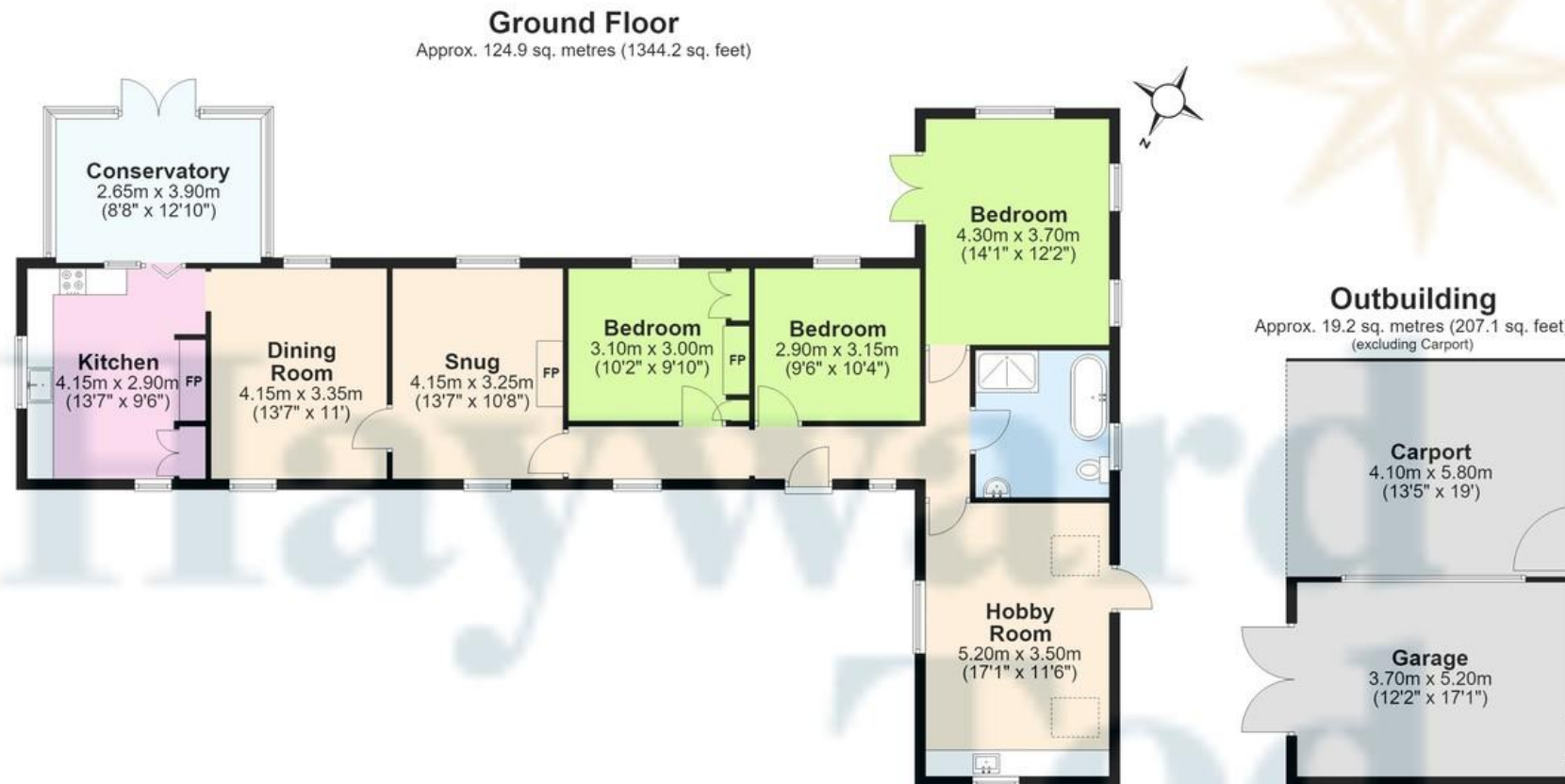
A most appealing detached cottage offering beautifully presented accommodation, thoughtfully renovated and improved over the past twelve months. The result is a stylish and comfortable home that successfully combines modern living with the charm and character of the original cottage. The living accommodation is particularly impressive, with two beautiful reception rooms enjoying a dual aspect overlooking both the front and rear gardens, creating bright and inviting spaces throughout the day. At the heart of the home is a charming rustic-style kitchen, complete with a traditional range incorporating an open fire, which flows seamlessly into a delightful conservatory overlooking the garden.

A traditional Cumbrian longhouse, the property has been sympathetically extended to create a spacious and versatile wing incorporating a double bedroom, a bathroom and a generous room with its own external door. Currently serving as an excellent boot room and utility space, this adaptable room offers a wealth of alternative uses, including a fourth bedroom, family room, home office or relocated kitchen, if desired.

#### OUTSIDE

Pretty forecourt cottage garden with parking. Private sunny rear garden. Side entrance gate to generous parking area, garage and carport. Adjoining superb 2 acre plus field. To the left of the cottage is a small timber foot bridge over Craig Syke beck. This leads to a lawned plot with highway access and possible building potential subject to planning.





Total area: approx. 144.1 sq. metres (1551.2 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.