



**Hayward
Tod**

3 bed, 2 bath Detached House | Brocklebank Cottage | Hackthorpe | Penrith | CA10 2HX
Offers In Excess Of £800,000





An outstanding detached village residence on the fringe of the Lake District, presented in exceptional order having been meticulously upgraded and beautifully crafted to create a home of immense character and distinction. Original charm combines with high-quality finishes, featuring a stunning bespoke kitchen, three superb bedrooms, two luxurious bathrooms and wonderful living space.

ACCOMMODATION SUMMARY

Extensive use of oak throughout | Double glazed windows with shutters | Ground floor | Spacious living room with high ceilings, exposed beams and stove | Two charming double bedrooms | Luxuriously appointed bathroom with mosaic tiled steam room | Lower ground floor - underfloor heating | Beautifully appointed bespoke living kitchen with top end appliances including a Lacanche range cooker | Delightful snug with dining area open to the rear garden and fell views | Attractive double bedroom three | Stunning luxury bathroom | Front lawned garden and parking | Right of access over side (narrow) lane | Gates to rear lawned garden with flagged terrace | Summerhouse/studio | Oil central heating | Air source heat pump | Council Tax Band - D | EPC rating - pending | Freehold

APPROXIMATE MILEAGES

George and Dragon Pub 2.2 | M6 J40 5 | Penrith - West Coast Main Line Station 5.5 | Lake District National Park - Lowther Castle & Gardens 1.7, Askham 2.6, Pooley Bridge Ullswater 5.9, Keswick 21.4 | Carlisle - West Coast Main Line Station 24 | Newcastle Airport 65.3 | Manchester Airport 102

WHY HACKTHORPE?

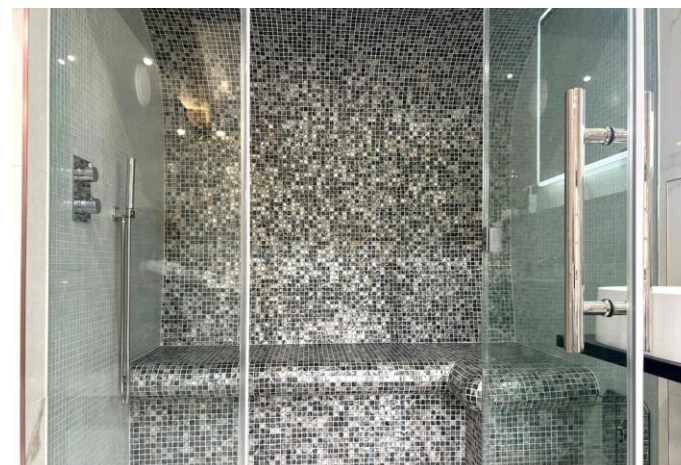
Hackthorpe is a highly desirable village offering an appealing combination of rural tranquillity, community and accessibility. Situated just south of Penrith and close to the Lake District National Park, the village enjoys a beautiful countryside setting while remaining exceptionally convenient for everyday amenities and the national road network, A6 and M6 in particular. The historic Lowther Castle and its extensive parkland are close by, whilst Ullswater and the northern Lake



District provide outstanding opportunities for walking, cycling and outdoor recreation. With a primary school, village hall and public house within the village, further facilities at nearby Askham and the comprehensive amenities of Penrith only a few miles away, Hackthorpe provides an excellent location for both families and those seeking a peaceful country lifestyle without sacrificing convenience.

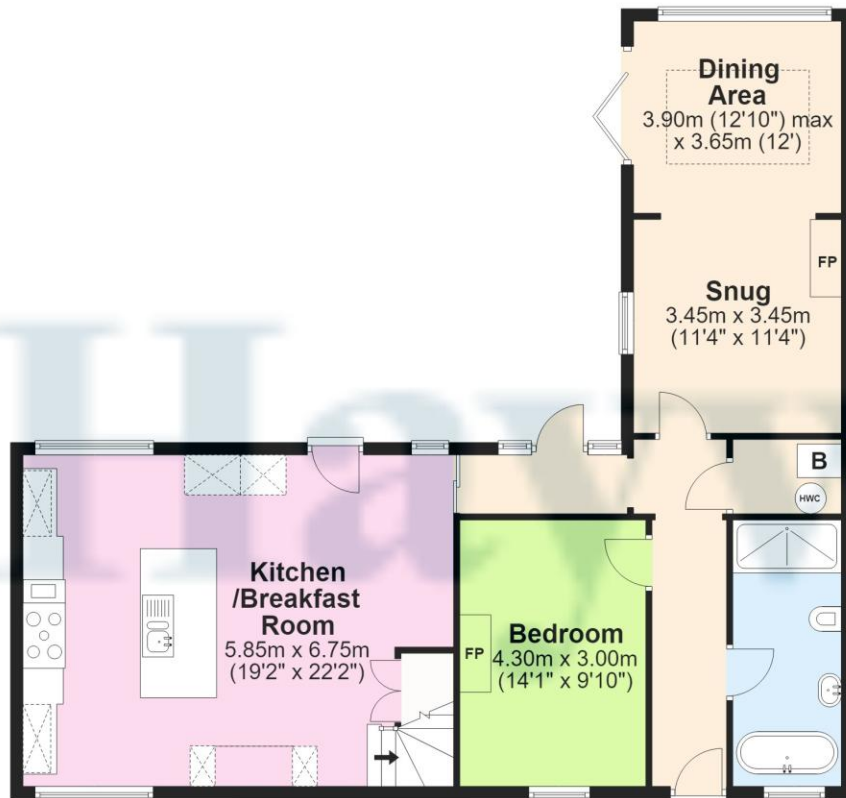
THE PROPERTY

Brocklebank Cottage is a particularly special Grade II Listed detached dwelling and, given its exceptional quality, represents a rare opportunity in the local market. The current owners have, through considerable thought, investment and meticulous attention to detail, created a truly unique home of distinction. The result is a beautifully presented property that successfully combines its historic character with a sophisticated and exceptionally high standard of modern living. Every aspect of the project, both inside and out, has been given the same priority and meticulous attention to detail, with a clear ambition throughout to achieve the very best possible result. The property is complemented by landscaped gardens to both the front and rear, together with parking and a superb rear studio/summerhouse, providing an additional and highly versatile space.



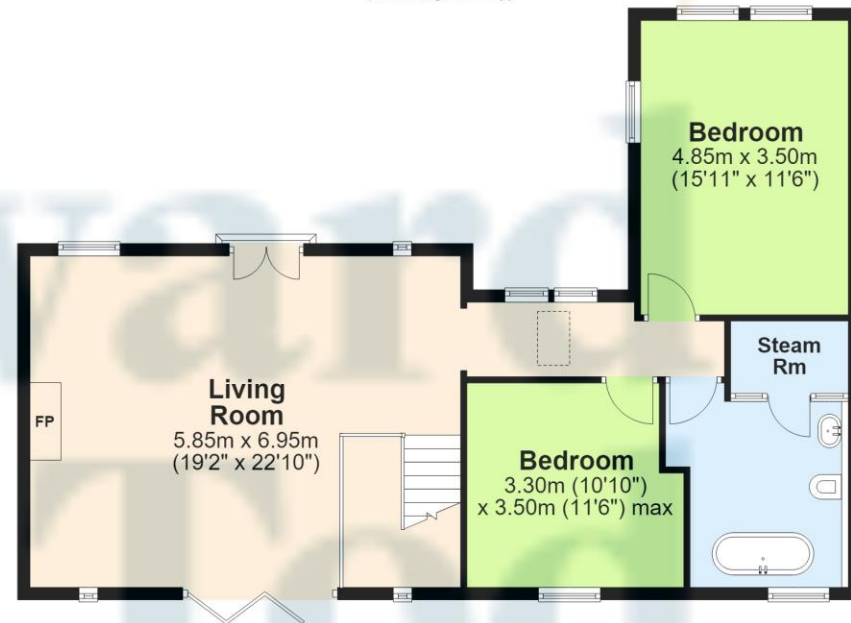
Ground Floor

Approx. 97.1 sq. metres (1044.9 sq. feet)



First Floor

Approx. 85.7 sq. metres (922.8 sq. feet)
(excluding Balcony)



Total area: approx. 182.8 sq. metres (1967.8 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.