



**Hayward  
Tod**

**2 bedroom Cottage** | Old Wall Cottage | Irthington | Carlisle, CA6 4PP  
**£195,000**







Well proportioned cottage, built using Hadrians Wall stone and with a rich history dating back to the 1600's. Two bedrooms, one en-suite. Open plan dining kitchen. Good size garden. Accessible for Carlisle, Brampton and A69.

Open plan kitchen dining | double bedroom | bathroom | study/hall | rear hall | utility room | second double bedroom with en-suite shower | living room | part double glazing | oil central heating | EPC E | council tax band A | Grade II listed | off-street parking | garden | small adjacent gated paddock of circa 250sq metres | private drainage

#### APPROXIMATE MILEAGES

Carlisle 7.5 | M6 motorway 6.4 | Brampton 5.1 | Penrith - North Lake District 26.5 | Newcastle International Airport 52

#### WHY OLD WALL COTTAGE?

Situated along the course of Hadrians Wall, between Carlisle and Brampton the property is perfectly placed for those looking to explore all of the attractions that the wider region has to offer. Just moments from the A69 and M6 the property is very accessible yet remains tucked away from the main roads so is afforded a good level of privacy. The nearby village of Irthington has a good pub and the market town of Brampton is just a few minutes to the east, with the larger city of Carlisle, again within easy reach, to the west. Carlisle's two 18 hole golf courses are also both within a few miles drive. The property would make a charming home, but would also be suited as a second home or holiday cottage.

#### ACCOMMODATION

The deceptively spacious internal accommodation provides a modern open plan kitchen living space and en-suite master bedroom whilst managing to retain all of the historical features that you would expect of a property of this age. The kitchen spaces features exposed beams and a



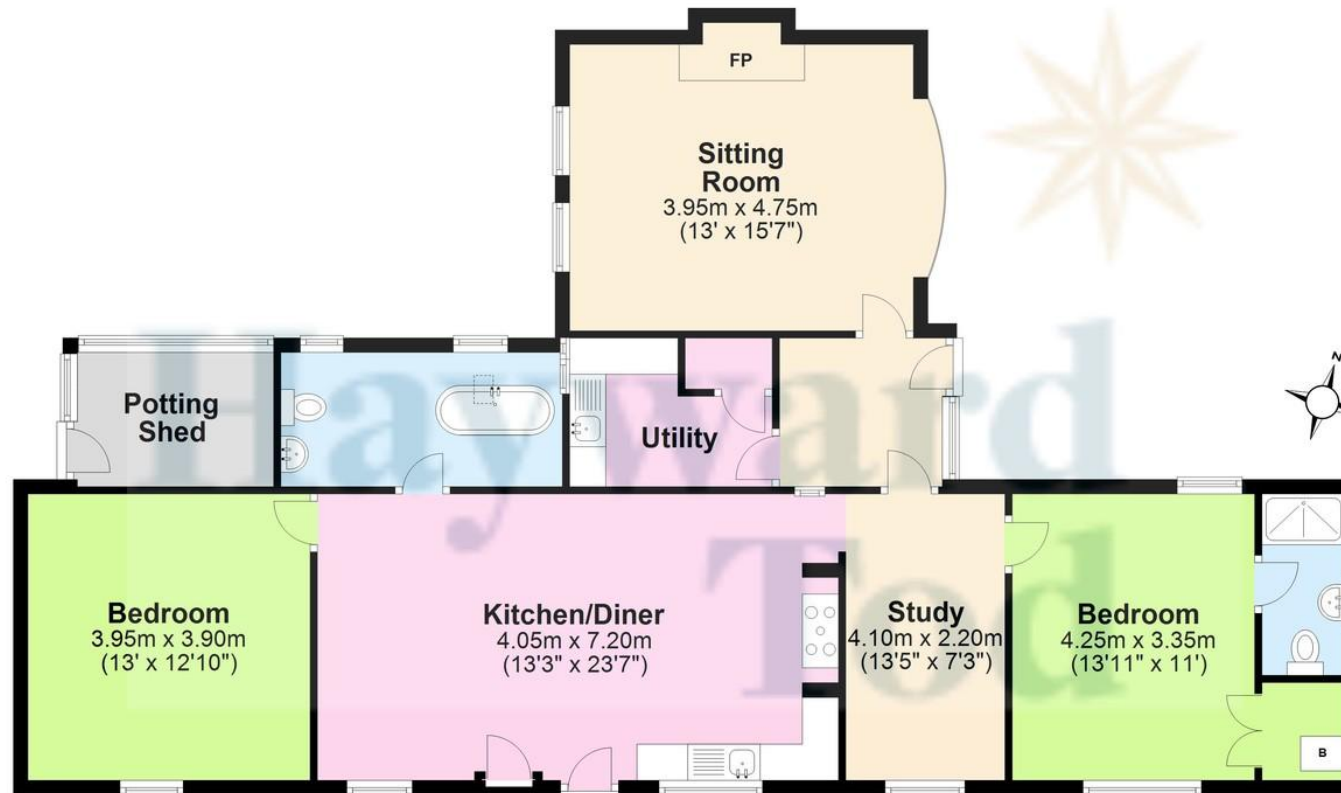


stone flagged floor throughout. The bathroom to the rear of the property features a freestanding roll top bath. A useful study space links the kitchen to the main bedroom complete with ensuite shower and a large cupboard housing the oil fired central heating boiler. There is a rear hallway leading to a dual aspect living room and a useful utility room. There is also a second double bedroom. Externally the property benefits from a good size garden and a parking space. Additionally there is a small gated paddock of approximately 250sq metres adjacent to the property.



## Ground Floor

Approx. 113.0 sq. metres (1215.8 sq. feet)



Total area: approx. 113.0 sq. metres (1215.8 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.