



**Hayward
Tod**

4 bedroom House | St Anns House | Etterby Scaur | Carlisle | CA3 9PD
Guide Price £750,000





An outstanding Georgian city residence, set high above the River Eden, which has been extensively refurbished and improved benefiting from a large and private garden, river frontage and almost 200m of fishing rights.

APPROXIMATE MILEAGES

Stanwix village 0.7 | Central Carlisle 1.5 | M6/J.44 2.3 |
Penrith 22.5 | Lake District - Ullswater 29 | Newcastle
International Airport 57

Vestibule | Hall | Rear hall and classic staircase | Cloakroom
| Generous sitting room with bay | Large living room |
Fitted dining kitchen with bay | Utility | Access to cellar |
First floor split landing | Large master bedroom with dual
aspect, dressing room and ensuite shower room | Double
bedroom two with front bay and ensuite shower room |
Double bedroom three | Double bedroom four | Family
bathroom | Council Tax Band F | Energy Performance
Rating D | All mains services | Gas central heating |
Freehold

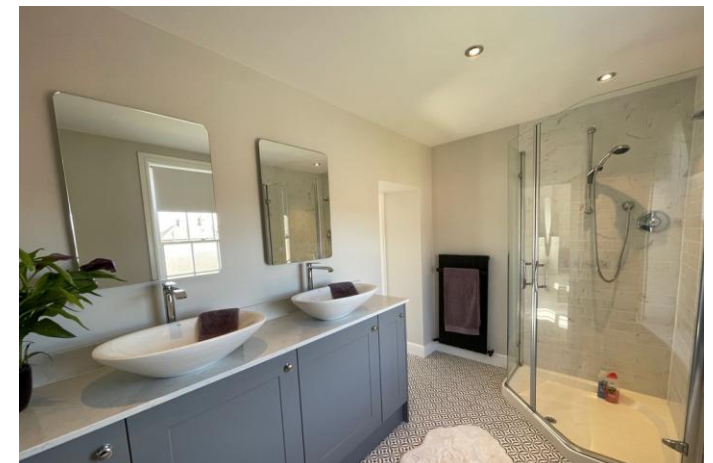
WHY ST ANN'S HOUSE?

Beautifully situated, high above the banks of the River Eden, within extensive private grounds, just moments from the superb amenities of Stanwix Village and adjacent the highly regarded Austin Friars School the property is ideally placed to make the most of city living. A short walk along the banks of the river from the city centre itself where there are a wide range of shops and restaurants as well as Carlisle station, providing direct trains to London Euston in just over three hours and Glasgow/Edinburgh in a little over an hour. The property is also well placed for access to the wider region with the M6 motorway and city by-pass just a few minutes drive away. The north Cumbria region has plenty to offer with the Solway Coast, Lake District National Park, Eden Valley and Hadrian's Wall all within half an hour by car.



ACCOMMODATION

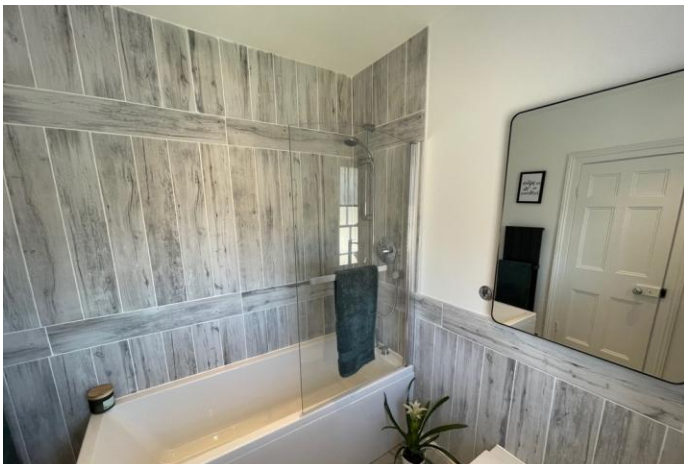
Having undergone a thorough programme of improvements both inside and out at the hands of the current owners, St Ann's House is offered in 'turnkey' condition. Set behind a high wall and electric gates the property offers privacy from the road and provides a generous paved driveway as well as an attached double garage. The impressive frontage overlooks the large private garden, where at the far end steps lead down the wooded bank to the property's River Eden frontage and some 200m of fishing rights. The internal accommodation at St Ann's House is wonderfully spacious and every room is beautifully presented. A grand glazed entrance porch opens in to a wide inner hallway. There are two reception rooms, with the larger having an impressive bay window and corner aspect towards the gardens as well as having the benefit of a wood burning stove. The second reception room is also generously proportioned and again overlooks the gardens. The kitchen dining area is a wonderful entertaining space with a large island sitting centrally around a good bank of units housing a range of integrated appliances and sitting underneath granite worktops. At the far end of the room opening out to another impressive bay window there is spacing for dining. A side door leads from here to the driveway, where the bin and log stores are located. From the hallway there is access to a cellar and the wonderful staircase leads to the open, split level landing complete with original circular rooflight. From the hallway there is also access to a cloakroom W.C. and utility room which provides access to the double garage and a door to the driveway. There are four large bedrooms on the first floor with two having modern en-suite showers. The master bedroom on the southern corner of the property has a large walk-in wardrobe as well as the en-suite shower and further benefits from elevated views back across the city and south towards the Lakeland Fells. The modern family bathroom features a shower over the bath. Externally there is ample paved driveway parking and a large expanse of lawned garden. The gardens are wonderfully private and south east facing. The ample



garden is further complimented by a wooded bank with steps leading down to the river below where the owners have some 200m of single bank fishing rights.

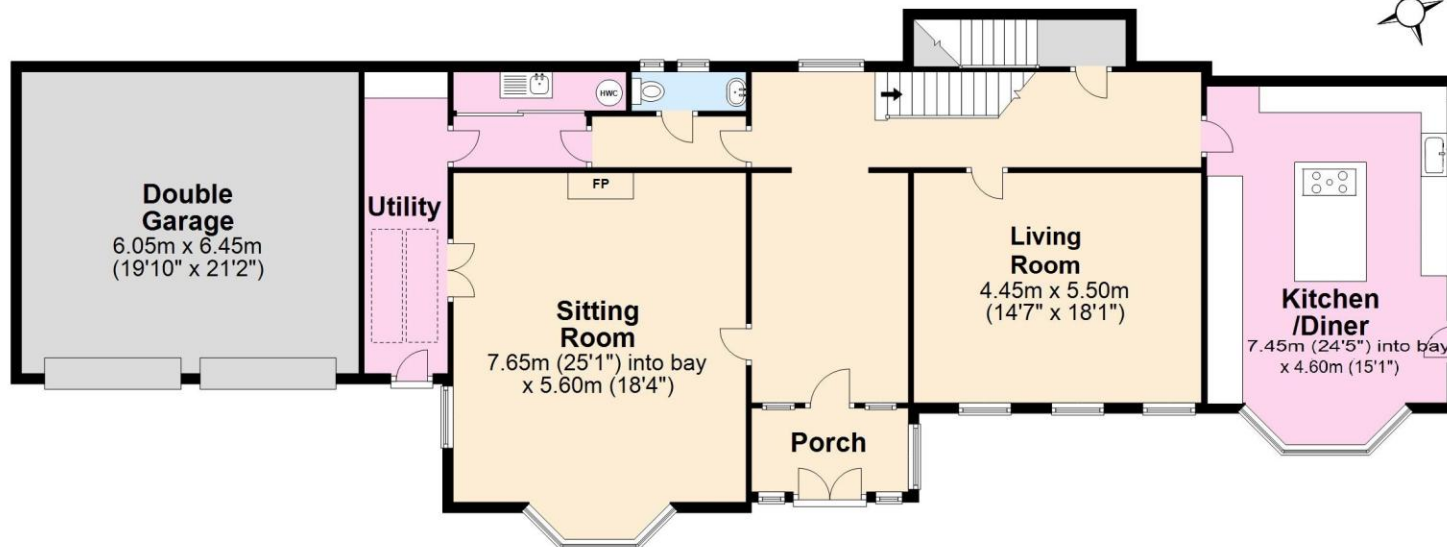
In short, St Ann's house is undoubtedly one of Carlisle finest city homes and presents a wonderful opportunity for the buyer to secure a superb period home offered in excellent condition throughout.





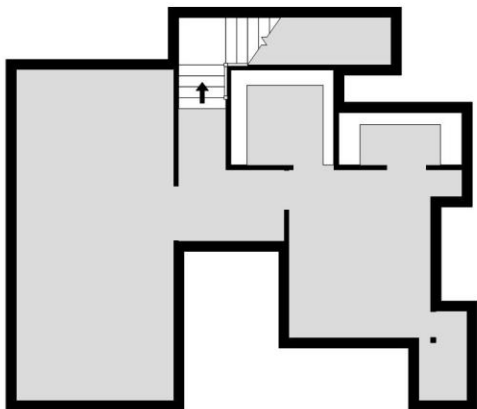
Ground Floor

Approx. 189.5 sq. metres (2039.5 sq. feet)



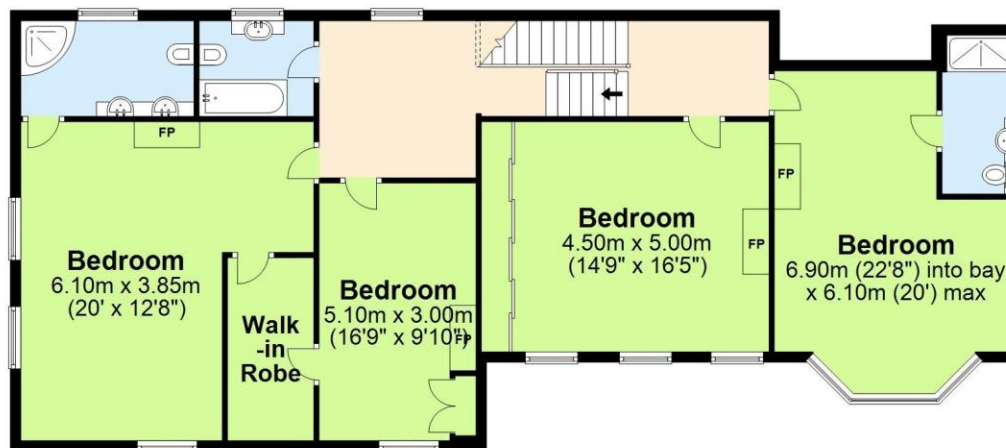
Basement

Approx. 43.4 sq. metres (466.8 sq. feet)



First Floor

Approx. 139.8 sq. metres (1505.1 sq. feet)



Total area: approx. 372.7 sq. metres (4011.4 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.