



**Hayward  
Tod**

**3 bedroom Detached House | Dunira | Allengrove | Nr Carlisle | CA8 9AP**

**Guide Price £400,000**







Beautifully situated 3 bed detached house in delightful 0.5 acre private site enjoying a bright south westerly aspect and rural views.

#### APPROXIMATE DISTANCES IN MILES

M6 J43 3.6 | Brampton 4.8 | Central Carlisle - Mainline Station 5.6 | Solway Coast AONB - Bowness On Solway 18.5 | Lake District National Park - Caldbeck 19.3, Ullswater 26.5 | Newcastle International Airport 50.8

#### ACCOMMODATION SUMMARY

Porch | Entrance hall | Generous sitting room | Dining room/study | Living room | Modern breakfast kitchen | Double bedroom one | Modern shower room | First floor | Double bedroom two | Double bedroom three | Modern shower room two | Large 0.5 acre private garden site | Double garage | Council Tax Band - E | Energy Performance Rating - pending | Mains gas, water and electricity | Gas central heating to ground floor only | Private drainage | Freehold

#### LOCATION

Beautifully tucked away down a small laning between Corby Hill to Heads Nook. The convenience of the location is superb being within an easy walking distance of a renowned butcher, a CoOp convenience store, coffee shop, pub and garage with Spar shop. The A69 is just 0.5 miles providing a direct link east to Brampton and Newcastle and west to the M6 and the regional centre Carlisle. Carlisle has a growing café culture and offers a good range of social, leisure and retail opportunities. The city benefits from being on the West Coast Mainline with services to London in around three hours twenty minutes. Other direct services include to Edinburgh, Glasgow, Manchester and Birmingham. Our region's areas of natural and historic interest are easily reached by car and include the beautiful Eden Valley, Hadrian's Wall UNESCO World Heritage Site, the Lake District National Park and the Solway Coast.





## DESCRIPTION

An attractive red sandstone house with single story extension providing good versatile accommodation which includes a double bedroom and shower room on the ground floor. The living space is excellent. The spacious sitting room has a sandstone fireplace with an open grate. The large picture window floods the room with natural light and provides a private, peaceful outlook over the rear garden. The lounge fireplace has a gas living flame effect fire. The separate dining room with garden aspect completes the picture. The breakfast kitchen has a range of modern fitted units with Bosch appliances. The walk in store houses the boiler and makes an excellent drying room. On the first floor are two further double bedrooms and a second shower room. Both shower rooms have modern white three piece suites.



## OUTSIDE

Generous gardens and small meadow in all around half an acre provides interest and is a haven for wildlife. Gated entrance on to driveway and parking. Double garage. Greenhouse. Expansive lawn at the rear. Patio with electric awning provides the perfect place for alfresco living. Private aspect.





Total area: approx. 166.5 sq. metres (1792.0 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.