



**Hayward  
Tod**

**4 Bed Detached House** | Longlands Road | Carlisle | CA3 9AE  
**Offers In Region Of £480,000**





Beautifully situated 4 bed, 1 ensuite detached house enjoying a superb park side setting and fine open views at the rear. 3 reception rooms, garden room and breakfast kitchen. Delightful gardens. Garage. Prime location handy for Stanwix, parkland and the city.

#### ACCOMMODATION SUMMARY

Vestibule | Hall and stairs | Cloakroom | Sitting room | Garden room | Snug | Dining room | Breakfast kitchen | Utility | First floor landing | Rear double bedrooms one, two and three | Front double bedroom four with ensuite shower room | Family bathroom | Attractive gardens | Parking | Garage | Uninterrupted parkland views | Council Tax Band - F | Energy Performance Rating - D | All mains services | Gas central heating | Double glazing | Freehold

#### APPROXIMATE DISTANCES IN MILES

Stanwix 0.7 | Central Carlisle - mainline station 1.8 | Solway Coast AONB - Bowness on Solway 13.9 | Lake District National Park - Caldbeck 14.3, Ullswater 29.3, Keswick 30 | North Pennines ANOB - Alston 31.8 | Newcastle International Airport 55.1

#### LOCATION

The property has an enviable setting, occupying an outstanding site enjoying fine uninterrupted views over parkland towards the fells which will never be built out. The park side location is highly sought after having considerable prestige and is one of Carlisle's most desirable locations. Stanwix and the city centre are within walking distance. Stanwix has a primary school, Sainsburys Local, two pubs, restaurants, takeaways and convenience shops. Carlisle has an excellent café society and a wide range of social, leisure and retail opportunities. The city is on the Westcoast Mainline ensuring easy access to London in around three hours twenty minutes and many other cities including Glasgow, Edinburgh, Manchester and Birmingham. The city's two main parks are on the doorstep and for other



recreational pursuits the Lake District, Eden Valley, Solway Coast and Hadrian's Wall are all readily accessible.

#### DESCRIPTION

Built to take full advantage of the outstanding park side setting this beautifully maintained detached home provides balanced light filled accommodation. The living space is generous and includes a large dining room and a charming sitting room opening into the garden room which faces the south east and view. The snug/living room has patio doors to the rear garden and is perfectly placed adjacent to the breakfast kitchen. A utility and cloakroom are provided. On the first floor three of the double bedrooms have picture windows to the park and far reaching views. The large family bathroom has a bath, shower cubicle, WC and two basins. The front guest bedroom has an ensuite shower room.

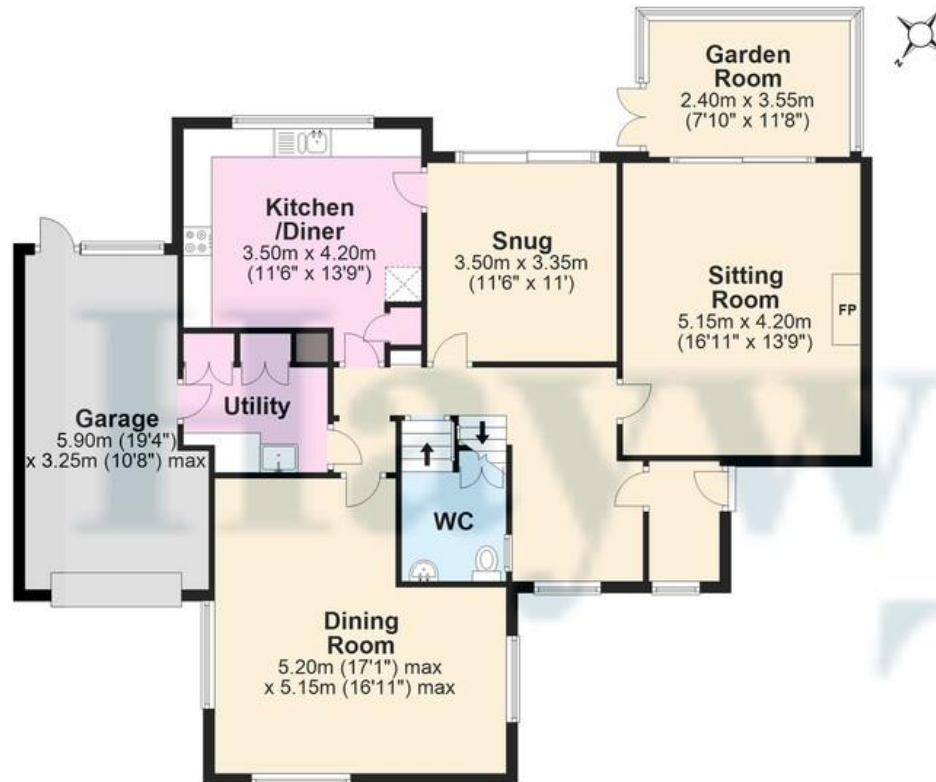
#### OUTSIDE

The mature gardens are delightful and are well maintained. Beautifully laid out and planted with a variety of shrubs and bushes. The driveway provides parking in front of the garage and a separate path leads to front door and to the rear garden. At the rear a patio provides the perfect spot to take in the fine aspect and uninterrupted views.



## Ground Floor

Approx. 128.3 sq. metres (1380.7 sq. feet)



## First Floor

Approx. 89.5 sq. metres (963.1 sq. feet)



Total area: approx. 217.7 sq. metres (2343.8 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.