



**Hayward  
Tod**

**3 bed Det House with Large Detached Garage and Office | Hedley Cross | Scotby | Carlisle**

CA4 8BJ

**Guide Price- £480,000**





Generously proportioned 3 bed detached house with superb detached 4 bay garage and office. Former commercial garage ideal for car enthusiasts or the business minded. Excellent prominent location just off the A69 handy for the M6, Scotby and Carlisle. Good parking. Manageable garden.

#### ACCOMMODATION SUMMARY

Hall and stairs | Dining room | Fitted breakfast kitchen | Utility | Front double bedroom one | Front double bedroom two | Shower room | First floor | Generous living room | Family room | Front double bedroom three | Bathroom | Forecourt parking for several cars | Superb former business garage four bays , office, WC and kitchenette | Adjoining store | Rear lawned garden and patio | Council Tax Band - E | EPC - C | All mains services | Gas central heating | Double glazing | Freehold

#### APPROXIMATE MILEAGES

M6 J42 0.4 | Carlisle Golf Course 0.5 | Scotby Village Centre 0.7 | Central Carlisle - Westcoast Mainline Station 2.7 | Brampton 7 | Lake District National Park - Caldbeck 16.2, Ullswater Pooley Bridge 23.8 | Newcastle International Airport 53.5

#### LOCATION

Prominent position set back from the A69 at the Scotby road end. Most conveniently placed for the M6 and local amenities including Tesco, Carlisle Golf Club, Pioneer Food Store and other services within Rosehill Industrial Estate. Bus stop on the doorstep serving Carlisle, Brampton and Hadrian's Wall. Easy access for Lake District and Eden Valley. Excellent range of facilities just 10 minutes away in central Carlisle. Great café culture and varied pubs, eateries and restaurants. Westcoast Mainline with direct services to many destinations including London (3 hours 20 minutes), Newcastle, Glasgow, Edinburgh, Manchester and airport, Birmingham.



## DESCRIPTION

Hedley Cross is an enticing prospect including a fine detached property providing over 200 Sq. m of accommodation and of significance a large detached 4 bay garage, workshop and office around 186 Sq. m. The opportunities are varied and will appeal to work from home small business owners, motor enthusiasts and many others. The property has character and provides versatile space over two levels for flexible living. On the ground floor there are two double bedrooms both with fitted wardrobes and a shower room. On the first floor is a further double bedroom with wardrobes and a bathroom. The living space is superb and includes on the ground floor a dining room and fitted breakfast kitchen with range cooker and exposed beams. A utility room is provided. On the first floor are two generous interconnecting rooms both with timber floors. The living room has an exposed sandstone wall and a brick fireplace with stove. The adjoining family room has a fully glazed elevation, two Velux windows and a stove.

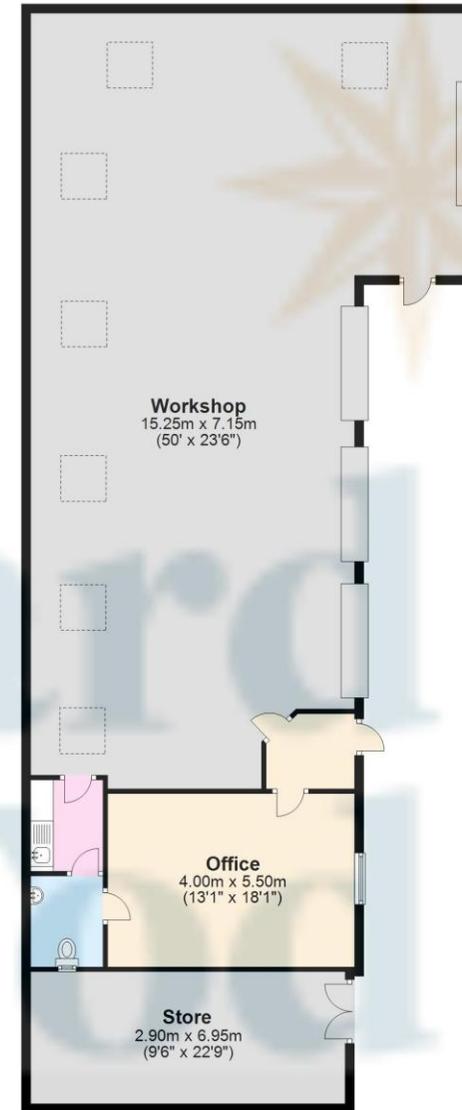
## OUTSIDE

Generous forecourt parking for several cars. Manageable rear lawned garden with flagged patio. Superb detached 4 bay garage block with office, SWC, kitchenette and store.





**Outbuilding**  
Approx. 186.7 sq. metres (2009.8 sq. feet)



Total area: approx. 389.5 sq. metres (4192.9 sq. feet)

## Contact

6 Paternoster Row,  
Carlisle Cumbria CA3 8TT

01228 810 300  
info@haywardtod.co.uk  
haywardtod.co.uk

## 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.