



**Hayward
Tod**

6 Bed Detached House | North End | Burgh-by-Sands | Carlisle | CA5 6BD

£525,000





An impressive village home in a large and private site. Characterful accommodation with significant further potential. Off-street parking and detached garaging.

hallway and stairs | sitting room | dining room | living room | kitchen | utility | six bedrooms | bathroom | partial double glazing | partial central heating | driveway parking | detached double garage and adjacent small coach house | large garden studio/shed | greenhouse | ample private garden | mains gas, water, electricity and drainage | solar panels – owned outright generating a modest annual income | council tax band F | EPC D

APPROXIMATE MILEAGES

Carlisle 5.5 | City by-pass 3.2 | M6 motorway 6 | Keswick 30 | Newcastle International Airport 62

WHY BURGH BY SANDS?

An attractive and historic village close to the course of Hadrian's Wall and on the beautiful Solway Coast just minutes from Carlisle. The village has an active social community and a well regarded primary school and Pub. Well placed for access to the wider region thanks to the city bypass, which is just 5 minutes drive by car. The village also acts as a useful base for adventures in to the Lake District, with the Cockermouth, Keswick and the western Lake District also being within around 30 minutes drive.

ACCOMMODATION

The classically styled accommodation, which has been extended over the years, provides a good living space and significant further potential. There are three good reception rooms across the front of the property, all overlooking the garden. All of which have open fires and one has doors out on to a covered veranda. The kitchen to the rear of the property, which could benefit from some modernisation, has an external door to a rear courtyard. There is also a utility space across from the kitchen which could also be reconfigured as required. The stairs, which split the property, are wide and shallow and open out on to the landing above. There are

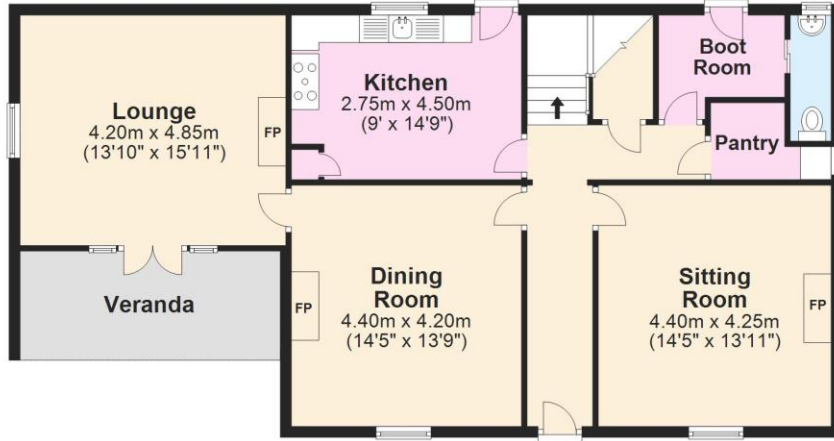


three large double bedrooms, two smaller single rooms and a sixth which would be ideal as a study or nursery. The bathroom is a fair size and has a shower over the bath. Externally the property sits at right angles to the road and is afforded considerable privacy by high hedging all around and has the benefit of an ample garden site of approximately 0.4 acres. There is a sizable driveway parking area with a detached wooden garage at its far end. There is scope, subject to obtaining permission, to rebuild this to create a more substantial structure. At opposite end of the site there is a large wooden shed, which has previously been utilised in a number of ways such as a games room and artists studio but could again be repurposed to suit the needs of the buyer.



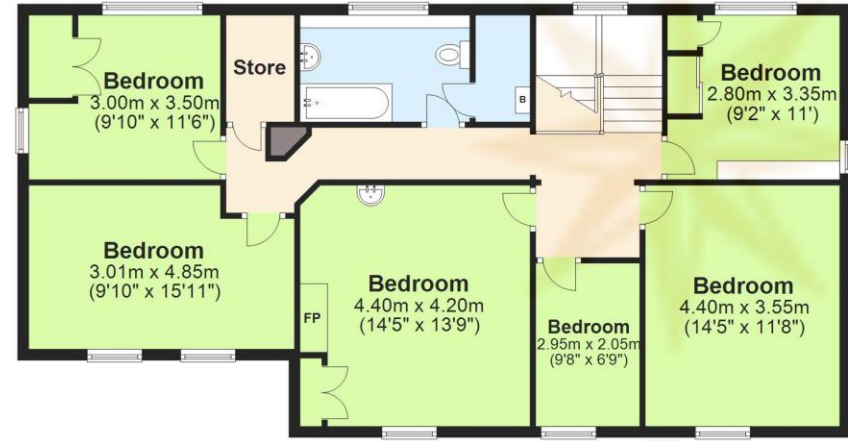
Ground Floor

Approx. 94.9 sq. metres (1021.5 sq. feet)



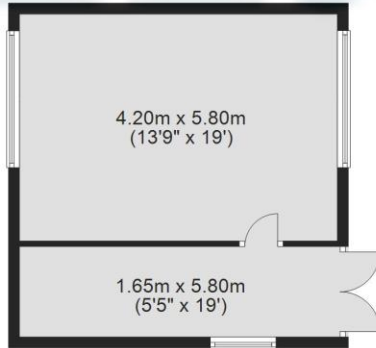
First Floor

Approx. 103.6 sq. metres (1115.3 sq. feet)



Hut

Approx. 34.5 sq. metres (371.5 sq. feet)



Coach House Ground Floor

Approx. 13.6 sq. metres (146.4 sq. feet)



Coach House First Floor

Approx. 13.6 sq. metres (146.4 sq. feet)



Garage

Approx. 27.7 sq. metres (297.8 sq. feet)



Total area: approx. 287.9 sq. metres (3098.8 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.