



**Hayward  
Tod**

**2 bed Attached Cottage | Lilac Cottage | Aglionby | Carlisle | CA4 8AQ**

**Guide Price £235,000**







A charming two bed attached cottage with lovely south west facing garden and excellent living space. Convenient village location just east of Carlisle handy for the M6, Eden Valley and Lake District.

#### ACCOMMODATION SUMMARY

Kitchen/diner | Dining room | Sitting Room | Studio/home office/hobby room | Utility | Bathroom | First floor | Double bedroom | Main double bedroom with shower cubicle and ensuite WC | Large dressing room | Front lawned garden | Rear yard | All mains services | Gas central heating | Council Tax Band - D | EPC - pending | Freehold

#### APPROXIMATE MILEAGES

M6 J43 1 | Central Carlisle - Mainline Station 3.1 | Brampton 6.4 | Solway Coast AONB - Bowness on Solway 16 | Lake District National Park - Caldbeck 16.5, Pooley Bridge Ullswater 24.4 | North Pennines AONB - Alston 25.2 | Newcastle International Airport 53

#### LOCATION

The property is well situated within the village of Aglionby which is well placed just 3 miles east of Carlisle city centre, with good access to the main road network including the A69 which connects Carlisle and the M6 with Newcastle in the east. Newcastle Airport is approximately 1 hour 15 minutes by car. There is easy access to surrounding villages which have a variety of amenities including Scotby, Wetheral, Warwick Bridge and Great Corby. Carlisle has a growing café culture and good range of bars and restaurants, leisure and retail opportunities. The city has an impressive cathedral and prominent castle and is on the West Coast Mainline which provides direct services to London in around 3 hours 20 minutes and many other destinations including the Lake District, West Cumbria, Edinburgh, Glasgow, Newcastle, Manchester, Manchester Airport and Birmingham.





### DESCRIPTION

Lilac Cottage is an appealing home with character and interest. The living space is comprehensive. The sitting room has a stove for cosy winter nights in and French doors open out into the delightful south west facing garden. The dining room or second living room is next to the breakfast kitchen. Of interest is the brick and stone walled studio with high ceiling and glazed elevation incorporating French doors to an enclosed courtyard. This is a versatile room for work or leisure. There is a utility room and for convenience a ground floor bathroom. On the first floor the main bedroom has a shower cubicle and ensuite WC. Connecting this room with the landing is a generous dressing room. The second double bedroom also faces the south west. In short, a pleasing cottage in a great location.

### DIRECTIONS

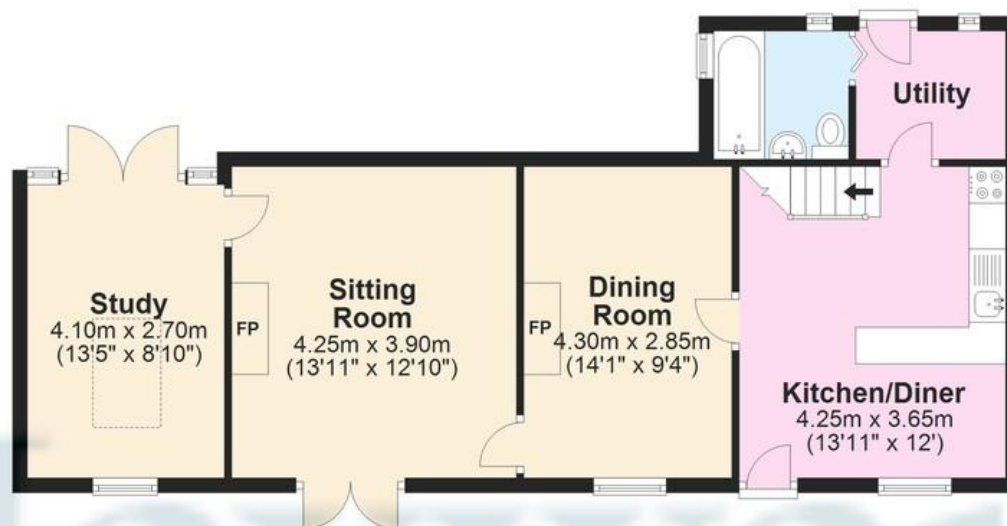
From Carlisle M6 J43 proceed along the A69 taking the first left to Aglionby after Carlisle Golf Club. The property is on the left after 0.1 miles.





## Ground Floor

Approx. 64.1 sq. metres (689.6 sq. feet)



## First Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



Total area: approx. 110.2 sq. metres (1186.2 sq. feet)

### Contact

6 Paternoster Row,  
Carlisle Cumbria CA3 8TT

01228 810 300  
[info@haywardtod.co.uk](mailto:info@haywardtod.co.uk)  
[haywardtod.co.uk](http://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.