



**Hayward  
Tod**

**2 Bedroom Detached House | Study Quiet | Rickerby | Carlisle | CA3 9AA**  
**Offers in the region of £310,000**





Without doubt, one of Carlisle's most interesting homes. Built c.1835, Study Quiet is an exquisite example of period and contemporary features blending together to retain an impressive Grade II listed frontage with a modern open plan extension to the rear in a peaceful location close to the city centre.

open plan living dining | kitchen | utility | inner hallway | family bathroom | two double bedrooms | driveway parking | garden | EPC pending | council tax band C

#### APPROXIMATE MILEAGES

city centre 1.6 (1.3 walk) | M6 motorway 2.6 | Penrith - North Lakes 22 | Newcastle International Airport 55.5

#### WHY RICKERBY?

Tucked away in a peaceful corner of Rickerby Park the hamlet of Rickerby benefits from a wonderful rural feel yet retains easy access to the city centre, which is little more than a short riverside stroll away. The location allows for the best of both country and city living to be enjoyed but would also serve as a great base to explore the rest of the region with the M6 and A69 be within 10 minutes drive.

#### ACCOMMODATION

Available to purchase furnished if desired, the property would make a unique and interesting holiday cottage either to be enjoyed by the new owners or used as a commercial venture, not to mention a wonderful home for those who are tired of modern boxes! Set behind secure electric gates and a high wall, the modest grade II listed frontage gives no clues as to what sits at the rear. An impressive modern extension with open plan living and bi-folding doors and glazing overlooks the private patio and garden. There is a high-gloss finish kitchen with integrated appliances alongside a utility room and W.C. The two bedrooms occupy the period section of the property. Both of which are double rooms, with the rear of the two retaining an original



fireplace. The bathroom is a more modern affair with a freestanding bath and large shower with feature lighting. A large patio is accessed from the main living space and is flanked by a generous level lawn surrounded by trees making the space feel incredibly private. There is also ample parking.



## Ground Floor

Approx. 102.1 sq. metres (1099.4 sq. feet)



Total area: approx. 102.1 sq. metres (1099.4 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.