



**Hayward
Tod**

4 Bedroom Detached Bungalow | Blackbank | Nr. Longtown | CA6 5LQ

£325,000





Generous detached bungalow surrounded by open fields, just moments from the M6/M74. Good living space and large detached workshop with potential for conversion to 'granny annexe' type accommodation.

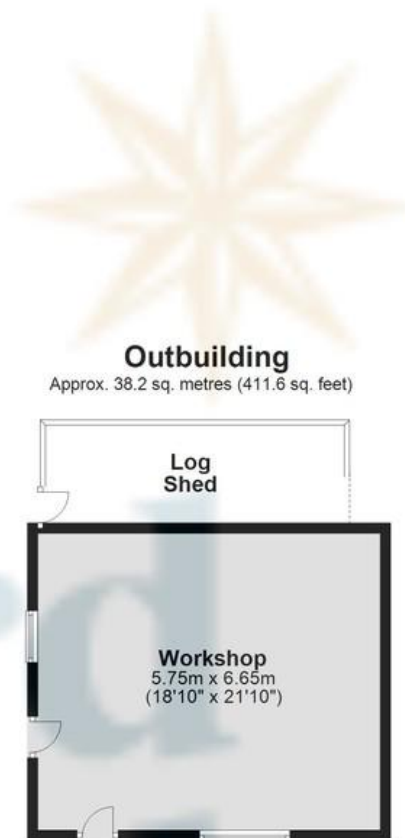
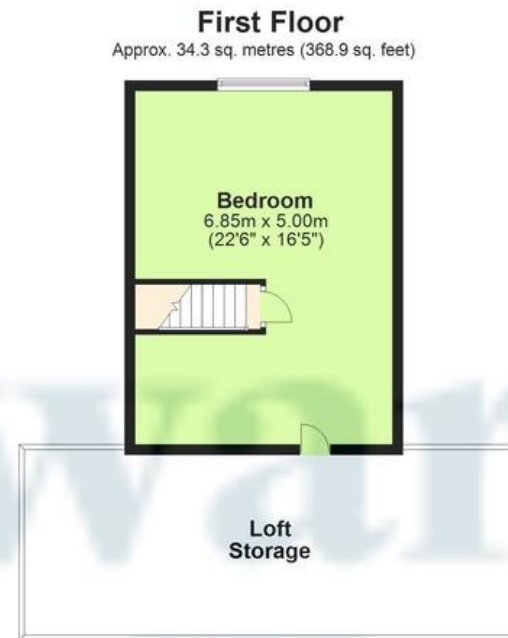
large conservatory | breakfast kitchen | living room | snug/bed 4 | en-suite bedroom | third double bedroom | family bathroom | large attic bedroom | ample parking | front and rear garden | large detached workshop/garage | LPG central heating | solar panels | private drainage | double glazing | EPC E | council tax band D | freehold

WHY BLACKBANK? Conveniently located just minutes from Gretna, Longtown and the M6/M74 and surround by open fields, the property enjoys both accessibility and a rural feel. Local amenities are plentiful in both Gretna and Longtown, with Carlisle also just minutes away. The railway station in Gretna allows access to Carlisle station for quick and easy travel to Glasgow and Edinburgh as well as south to London, with direct trains also running from Gretna to Glasgow.

ACCOMMODATION Deceptively spacious throughout the property can be utilised as a three bed, with an additional living room or as a four bed if required. A large double bay conservatory sits across the southern side of the property and connects the kitchen to the living room. The kitchen, with a range of fitted units also has a small breakfast area and houses the stairs to the large attic bedroom. There is a good size en-suite double bedroom and a four piece family bathroom. There are two more double bedrooms, however one of which is currently being used as a snug sitting room. The main sitting room has a large picture window overlooking the front garden and a stove set within a feature fireplace. Externally the property has ample parking and front and rear gardens. Of particular interest is the detached garage/workshop, which subject to obtaining the necessary permissions would make an excellent 'granny annexe' or very large home office.







Total area: approx. 209.2 sq. metres (2251.6 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.