



**Hayward  
Tod**

**4 Bed Part Converted Barn** | Birkthwaite Mews | Wreay | Carlisle | CA4 0RZ

**£185,000**





Part conversion sold with the benefit of full planning (23/0263 Eden Council) for a four bed, three bath house. Approx 148 sq m. Adjacent paddock of c.1.5 acres also included.

**APPROXIMATE MILEAGES**

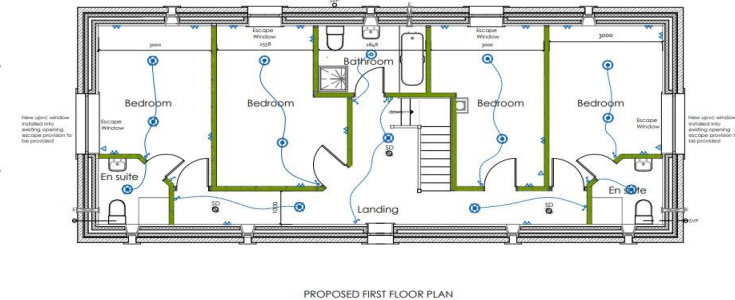
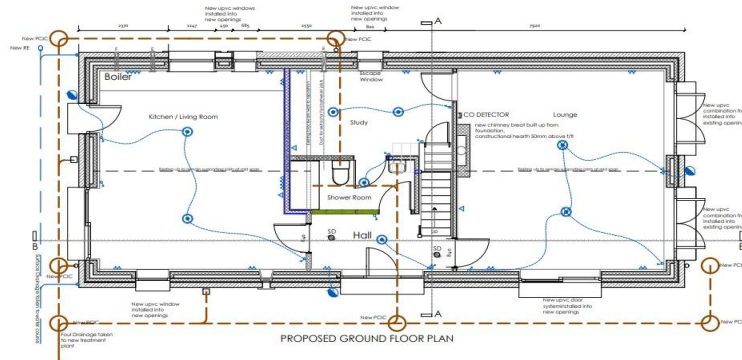
Wreay village inc. primary school and pub | M6 motorway J.42 | Carlisle | Penrith - North Lake District | Newcastle International Airport

**WHY WREAY?** Situated in a small and secluded settlement on the southern fringe of the village adjacent to open countryside the property is well placed for access to the village and its primary school and pub as well as the wider region thanks to the proximity of the M6 motorway and the southern section of the Carlisle by-pass (due for completion summer 2025).

What3Words location - film.benched.otter

**ACCOMMODATION** Part converted and now with the benefit

of full planning for conversion to a four bed, three bath residential dwelling with the benefit of no occupancy restrictions, an opportunity exists to create a wonderful home in an accessible rural setting. The added bonus of the adjacent paddock of c.1.5 acres makes this a rare opportunity within the marketplace. The property has the benefit of mains electricity and water. We would recommend the buyer take steps to confirm the suitability of the drainage. Requiring completion, the opportunity exists for the incoming buyer to complete to their desired specification in respect of specification but also any 'green' features they may wish to install such as solar panels or heat pumps. The current plans, which could of course be revisited by the eventual buyer, show four bedrooms, two of which being en-suite, on the first floor as well as a family bathroom. The ground floor has a large kitchen diner, living room and study as well as a shower room. The barn sits in a good size plot, which with a little TLC would make a lovely garden and driveway. The paddock land slopes away in front of the property and is currently rough grazing.



**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.