



**Hayward
Tod**

2 bedroom Cottage | 3 Riverside | Caldbeck | Lake District | CA7 8DX
Guide Price £295,000





A charming two bed terraced cottage beautifully positioned beside a beck in the heart of a desirable Lake District village with an excellent range of amenities to hand. Fully modernised and attractively presented with contemporary shower room and fitted kitchen. A lovely home or superb holiday cottage.

WHY CALDBECK

Situated right in the heart of a traditional Lake District Village, the property forms part of a picture postcard row of properties fronting Gill Beck. The village has an active community and good amenities in the form of a public house, village store, café and surgery. The village is a gateway to the National Park, lying just within the northern boundary, with Keswick and Bassenthwaite within easy reach being just 16 and 9 miles respectively. The village has a peaceful rural feel yet remains accessible for the main road network including the M6 at J41 which is 12 miles to the east. The regional centre of Carlisle is just 13 miles. The city has many direct trains to London in around 3 hours 20 minutes and Glasgow or Edinburgh around 1 hour 15 minutes.

ACCOMMODATION SUMMARY

Entrance into open plan dining area and fitted kitchen | Sitting room with stove | First floor landing | Front double bedroom one | Front double bedroom two | Contemporary shower room | Forecourt parking | Rear yard | Mains water and drainage | LPG central heating | Double glazing | Council Tax Band – B | EPC – pending | Freehold

APPROXIMATE MILEAGES

Carlisle 13 | Dalston 8.5 | M6 junction 41 12 | Keswick 16.5 | Penrith 15.5 | Ullswater - Pooley Bridge 17.4 | Allonby Beach 19.5 | Newcastle International Airport 70



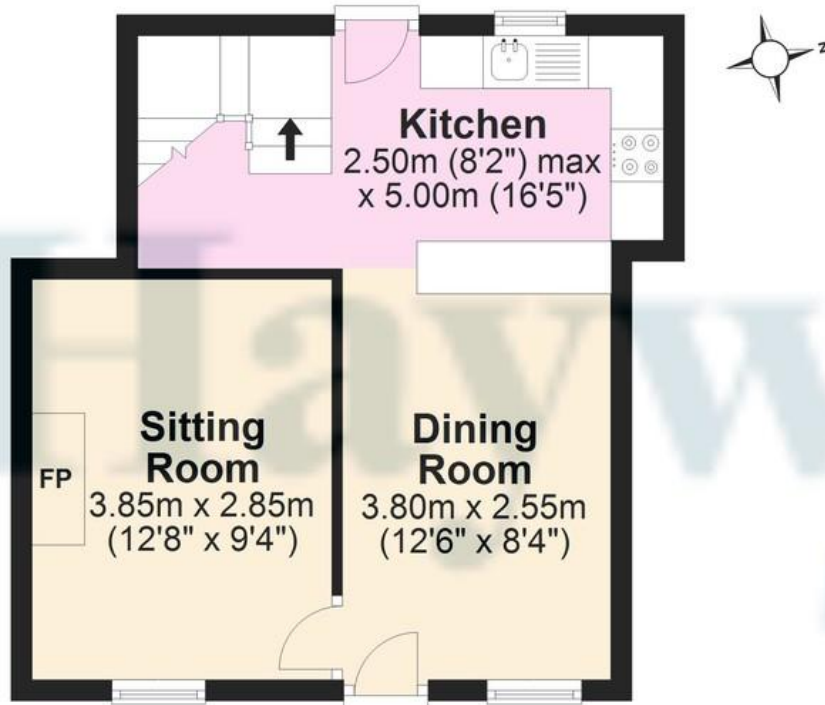
DESCRIPTION

A most appealing terraced cottage providing tastefully presented accommodation in a prime location. The property is offered in excellent condition having been fully modernised and improved by the current owners. Upgrades include the wiring, plumbing and heating, a new shower room and kitchen. The property has great character along side contemporary additions that make for easy living. The sleek fitted kitchen opens to an ample dinning area which along with the other principle rooms looks out over the beck. The sitting room has the benefit of a wood burning stove. On the first floor are the two double bedrooms with village/beck aspect and the shower room. There is a parking space at the front with shared right of access and a rear yard. The property is low maintenance and as such would make an excellent holiday home.



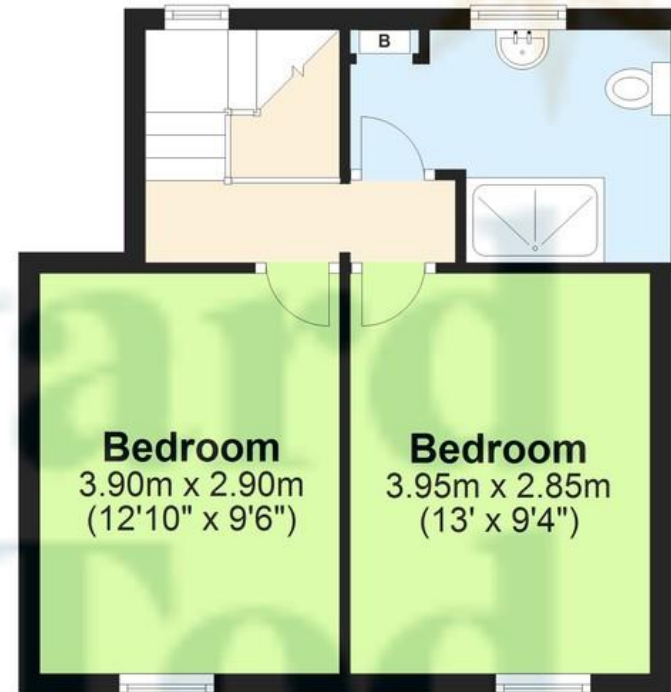
Ground Floor

Approx. 33.7 sq. metres (363.0 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.4 sq. feet)



Total area: approx. 68.4 sq. metres (736.4 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.