



**Hayward
Tod**

4 Bed Detached House | West Bank | Curthwaite | CA7 8BG

£400,000





Detached family home with large, south facing garden and significant potential to extend/improve. Popular village with good Pub.

entrance porch | utility | inner hall and stairs | living dining room | dining room/study | kitchen | master bedroom with en-suite shower | three further bedrooms | family bathroom | driveway parking | attached single garage | large rear garden | patio | double glazing | gas central heating | mains drainage and electricity | freehold | EPC pending | council tax band D

APPROXIMATE MILEAGES

Thursby 0.8 | Dalston 3.7 | Wigton 5 | Carlisle 7

WHY CURTHWAITE?

Just a stone's throw away from Carlisle lies the charming village of Curthwaite, offering an escape from the hustle and bustle of city life while maintaining convenient access to amenities. The nearby village of Thursby has a primary school. With its close proximity to Carlisle, residents have easy access to a wide range of shops, restaurants, schools, and leisure facilities, making it an ideal location for families, professionals, and retirees alike. Additionally, the village boasts a cosy pub at its heart, providing the perfect spot for locals to gather, unwind, and enjoy food and drinks. Curthwaite offers the perfect blend of rural charm and urban convenience for those seeking a quintessential village lifestyle.

ACCOMMODATION

An ideal opportunity to secure a large detached family home with a wonderful south facing garden. West Bank has been a much loved family home which is ready for its new owners to improve and reconfigure to their own specifications. The property has a wonderful south facing aspect across open fields to the rear with the two main living spaces benefiting from this view. The kitchen, at the

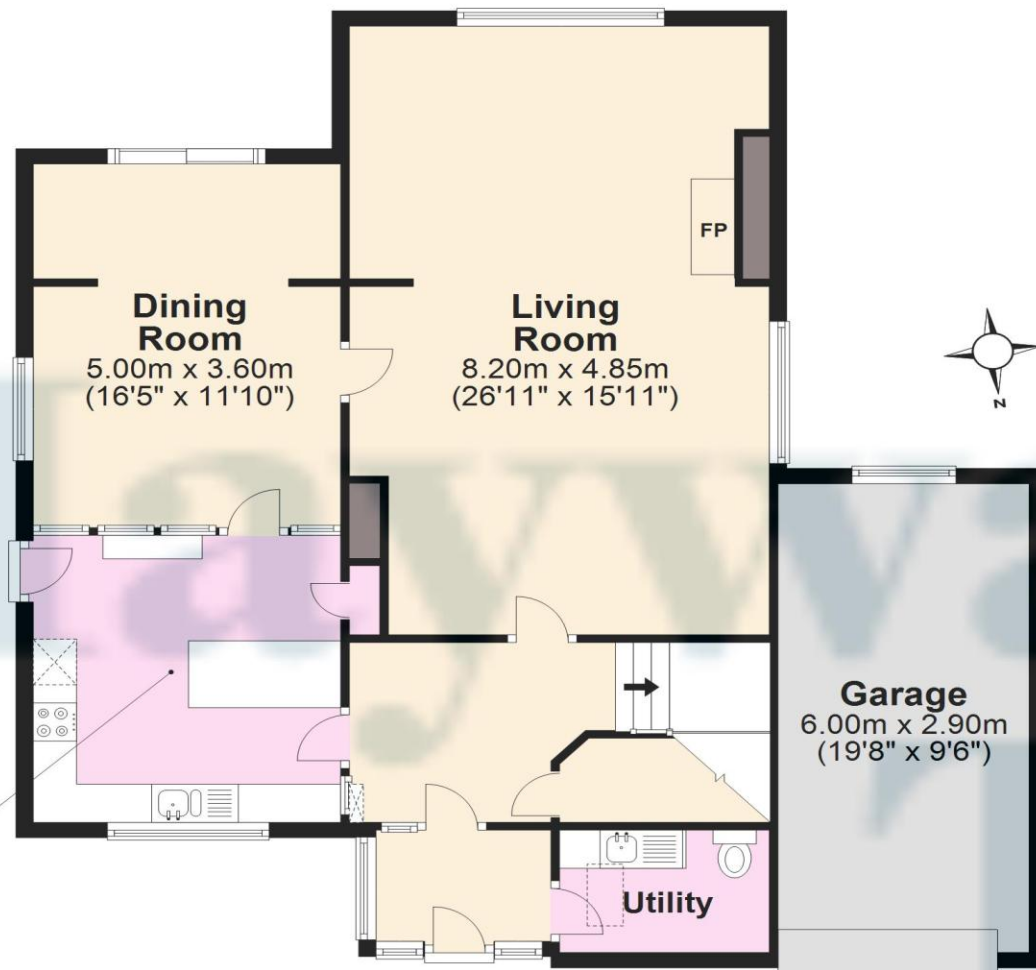


front of the property is a good size but also offers scope to be combined with the dining area to create a more modern open plan space. There is a utility room at the front of the property with a W.C. There are four bedrooms to the first floor, one of which has an en-suite shower. The family bathroom has a shower over the bath. Externally there is an ample tarmac driveway and an attached single garage. The rear of the property has a paved patio running across it and the large garden slopes gently away from the property.



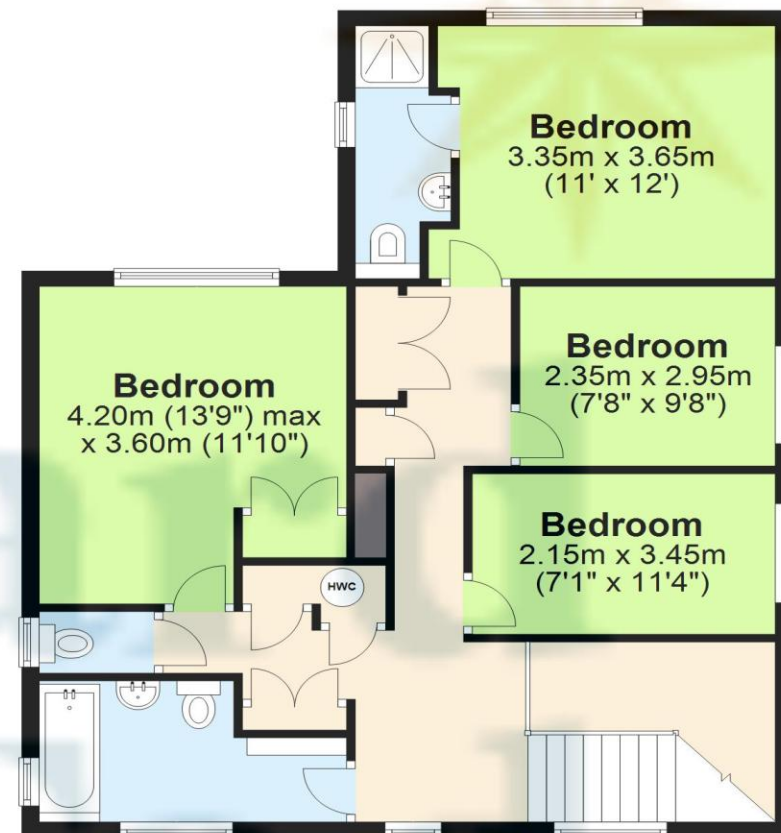
Ground Floor

Approx. 107.2 sq. metres (1154.0 sq. feet)



First Floor

Approx. 76.5 sq. metres (823.0 sq. feet)



Total area: approx. 183.7 sq. metres (1977.0 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.