



**Hayward
Tod**

4 Bedroom Barn | Starling View | Waverton | Wigton | CA7 0AE

£299,950





Impressive newly converted barn. Superb views towards Skiddaw. Air source heating. Low maintenance patio garden. Ideal second home or low maintenance primary residence.

entrance hallway & stairs | W.C. | living room | dining kitchen | utility | four bedrooms | family bathroom | double glazing | air source heating | underfloor heating to ground floor | mains electricity, water and drainage | freehold | EPC pending | council tax band TBC | allocated parking

APPROXIMATE MILEAGES

Wigton 2.6 | Carlisle 13.5 | M6 motorway 14.8

WHY WAVERTON?

A conveniently located village, with shop, just a short drive to the west of the market town of Wigton and readily accessible for west Cumbria, there are a wide range of amenities within a short distance including the popular Nelson Thomlinson Secondary School in Wigton. The proximity of the A595 makes the rest of the region readily accessible with the picturesque Solway Coast and the western fringe of the Lake District National Park both just a short distance away. Silloth has a renowned links golf course and nearby Carlisle is steeped in history and also provides a direct rail service to London Euston in just over three hours.

ACCOMMODATION

Boasting far reaching views across to Skiddaw from the living room and two of the bedrooms the property is a constant reminder of the proximity of the Lake District National Park. The newly renovated accommodation retains the character and proportions of a barn yet benefits from being fully double glazed, well insulated and has both underfloor heating and a high specification air source heat pump. The spacious living room is bright and airy with

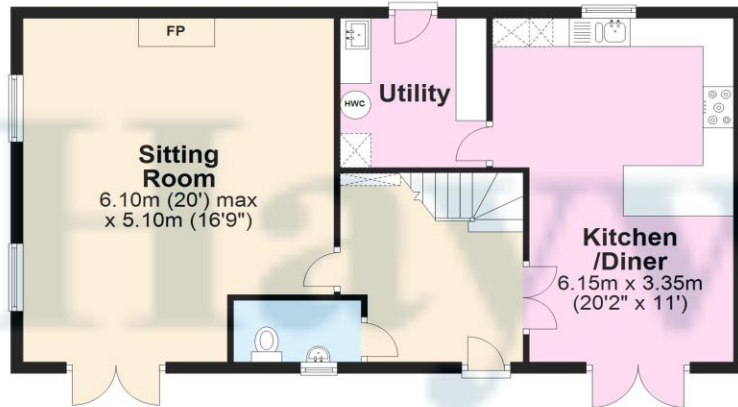


windows and patio doors as well as a feature bio-ethanol stove. There is a well appointed kitchen diner with breakfast bar and a functional utility room where there is also access to the rear courtyard. The large entrance hall houses a W.C. and the stairs to the first floor where there are four double bedrooms. The largest, which also has an en-suite shower, features exposed beams and full height pitched ceilings as well as a dual front and rear aspect. The further three bedrooms are all doubles and there is a four piece family bathroom. Externally there is the low maintenance courtyard at the rear and parking within the shared gravel courtyard to the front.



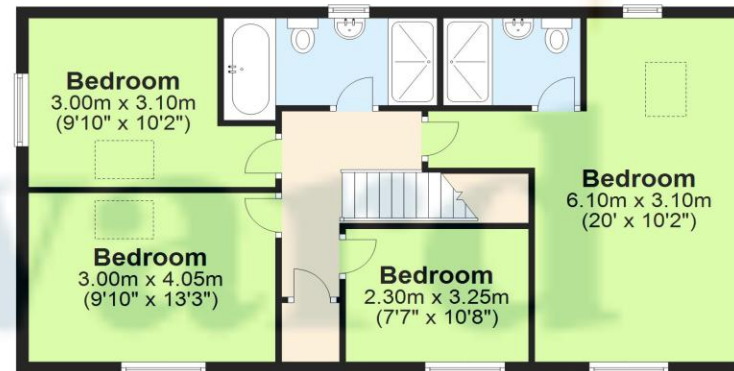
Ground Floor

Approx. 71.3 sq. metres (767.3 sq. feet)



First Floor

Approx. 70.0 sq. metres (753.8 sq. feet)



Total area: approx. 141.3 sq. metres (1521.1 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.