



**Hayward
Tod**

4 Bedroom Barn | Clock Makers Cottage | Waverton | Wigton | CA7 0AE
£350,000





Impressive, newly converted barn. Spacious four bed, one en-suite accommodation. Air source heating. Garage and rear garden.

entrance hallway and stairs | open plan kitchen dining living | utility | W.C. | bedroom 1 with en-suite shower | three further bedrooms | family bathroom | integral garage store | rear garden | EPC pending | council tax TBC | air source heat pump | underfloor heating | double glazing | mains water, electricity and drainage | freehold

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

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 hub of the property is a large open plan kitchen dining living space which opens out through patio doors to the rear garden. The kitchen, with a range of integrated appliances also has a breakfast bar. The living space also has a feature bio-ethanol stove. There is a useful utility room and an

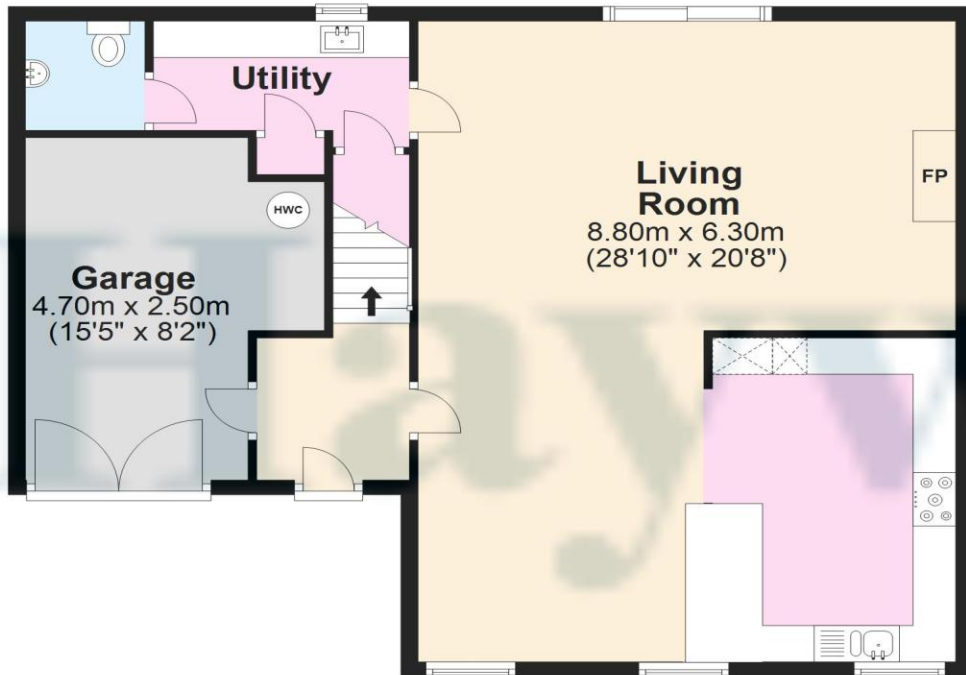


integral garage store which also has a radiator so would make an ideal home gym or workshop. To the first floor there are four bedrooms, the largest being en-suite and benefiting from exposed sandstone feature walls and beams. There additional three bedrooms are all a good size as is the family bathroom which has both a separate shower and bath. Externally the property has parking within the shared front courtyard and a paved patio in the rear lawned garden.



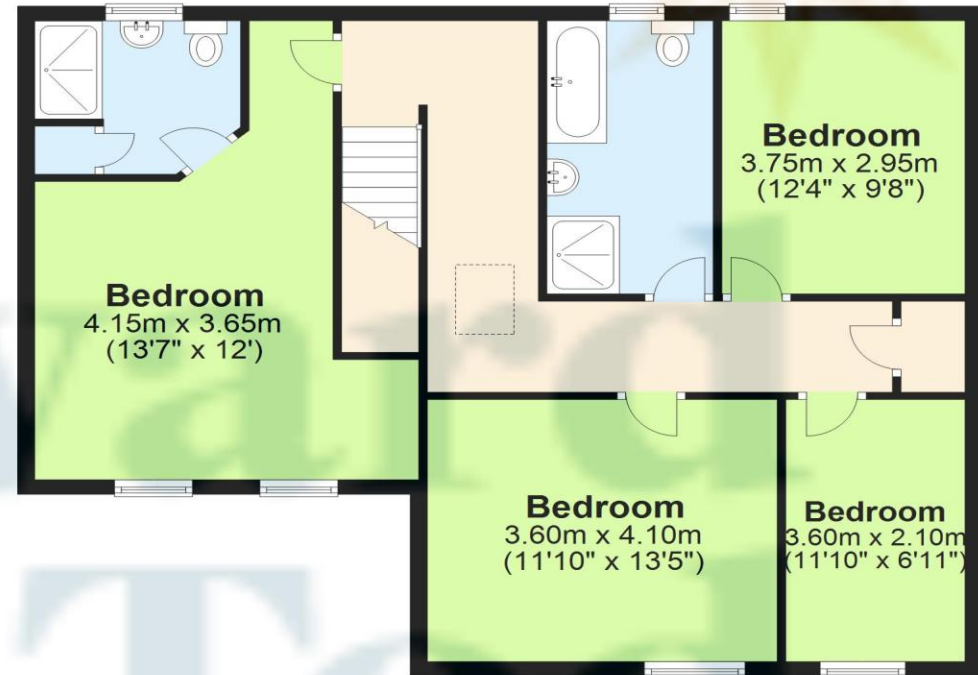
Ground Floor

Approx. 83.9 sq. metres (903.4 sq. feet)



First Floor

Approx. 84.4 sq. metres (908.9 sq. feet)



Total area: approx. 168.4 sq. metres (1812.3 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.