



**Hayward
Tod**

6/7 Bed Detached House or a pair of 3 bed Homes | Lingyclose Road | Dalston | Carlisle | CA5 7LB
£495,000





Spacious and flexible accommodation on a quiet no-through road just a couple of minutes from the centre of Dalston. Can be up to 7 beds or a 3/4 bed house and separate self contained 3 bed annex with rental potential.

entrance hallway | dining kitchen | living room | ground floor shower and W.C | ground floor bedroom/second reception room | first floor bedroom with en-suite shower | second en-suite bedroom | one further double bedroom | annex - entrance hall | living dining room | kitchen | study/second sitting | bathroom | three bedrooms | garden | parking | double glazing | oil fired central heating | private drainage | EPC pending | council tax band TBC | freehold

APPOZIMATE MILAGES

Central Dalston 2 | Carlisle 3.5 | M6 motorway 6 | Wigton 10

WHY LINGYCLOSE ROAD?

A quiet no-through road tucked away just a couple of minutes from the centre of a popular village with a wide range of amenities. The village offers both junior and secondary schools as well as shop, butchers, takeaway, doctors surgery and two pubs. The wider region is readily accessible thanks to the proximity of the A595/6 and upon completion of the southern section of the city by-pass in 2025 the M6 will become far more accessible than it already is. Central Carlisle is also just a little over three miles in the other direction where there are additional amenities including direct rail services to London Euston in just over three hours and Glasgow/Edinburgh in just over an hour.

ACCOMMODATION

Hugely spacious and offering considerable flexibility if desired the property can be lived in as one very large family home of some 6/7 bedrooms or alternatively can be used as it currently is as two smaller 3 bed properties to provide



rental income. The option also exists to use the property for multigenerational living where each party is able to have their own privacy without compromising on space. In the current main house there is a large kitchen with island that opens out to the dining area then on to the main living room. The living room has a pleasing corner aspect overlooking the garden. There is currently a large bedroom on the ground floor although this would make an excellent second sitting room. A ground floor shower completes this section of the ground floor. To the first floor is a large main bedroom with balcony and en-suite bathroom. There is a further en-suite double bedroom on this floor and an additional large double bedroom. Within the annex, which can easily be accessed from the main home if required, there is an entrance hallway and a spacious living dining room. There is a fitted kitchen and a second reception room which could also be repurposed as a ground floor bedroom if additional space was required. On the first floor of the annex there are three bedrooms, two of which are doubles and the third is a smaller single/study, as well as a large family bathroom, which can also easily be accessed from the main house if required. Externally the property has a large garden to the front and a wrap around driveway to the rear where there is ample parking. The property is currently utilised as two smaller units with one generating income, however it would make a lovely family home without much effort on the part of the new buyer. Alternatively the property can be sold with the tenant in situ.





Total area: approx. 302.0 sq. metres (3251.0 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.