



**Hayward
Tod**

5 bed, 2 ensuite Detached House | 19 Hadrian Way | Houghton | Carlisle | CA3 0LU
Guide Price £495,000





An outstanding 5 bed 2 ensuite detached contemporary home with superb open plan living kitchen with garden room and private aspect. Beautifully appointed and tastefully presented throughout. Charming sitting room. Study. 5kW PV panels and battery storage. Double garage. Convenient for Carlisle and M6.

ACCOMMODATION SUMMARY

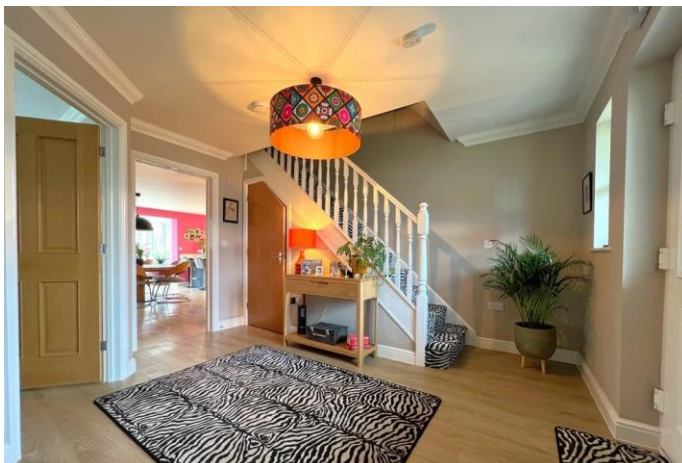
Generous hall | Cloak room | Study | Sitting room | Superb open plan kitchen diner and garden room | First floor landing | Large main double bedroom with ensuite shower room | Rear double bedroom two with ensuite shower room | Rear double bedroom three | Front double bedrooms four and five | Bathroom | Open forecourt and parking | Double garage currently utilised as a workshop | Delightful landscaped rear garden with patio and deck | All mains services | Gas central heating | 5kW PV panels and battery storage installed 2023 | Double glazing | Council Tax Band - E | EPC rating - B | Freehold

APPROXIMATE MILEAGES

Village centre 0.5 - 10 minute walk | M6 J44 1.9 | Central Carlisle 2.5 | Brampton 8.4 | Solway Coast AONB - Bowness on Solway 14.8 | Lake District National Park - Caldbeck 15.2, Pooley Bridge Ullswater 29.1 | Newcastle International Airport 55.3

WHY HOUGHTON?

Excellent fringe village just a few minutes from Carlisle and the M6 at Junction 44. Good local amenities including a primary school, church, village hall, public house, tea room, village shop and renowned restaurant. Nearby is Houghton Hall Garden Centre and a variety of business and retail outlets including an M&S Food Hall just off J44. Carlisle provides excellent facilities with a strong café culture, various restaurants, pubs and eateries. Frequent, direct trains to London in around 3 hours 20 minutes.



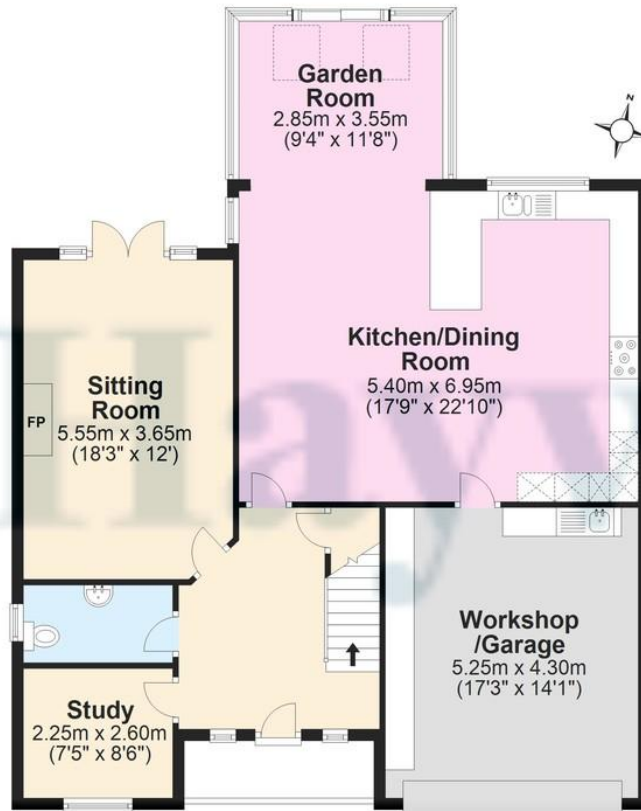
DESCRIPTION

A rather special modern detached home in a great location just a few minutes walk from the village centre. Beautifully presented providing excellent five bed family accommodation with two ensuites and a study. The standout feature is the wonderful and generously proportioned open plan living kitchen. The room features a range of stylish kitchen units and has ample dining space that continues into the garden room. This is a beautiful space with extensive glazing and a private aspect. The rear garden has been thoughtfully landscaped to provide several places to sit or dine alfresco style. The property is a fine example of modern home and provides a great opportunity to purchase a generous well appointed family home close to Carlisle.



Ground Floor

Approx. 114.8 sq. metres (1235.4 sq. feet)



First Floor

Approx. 92.0 sq. metres (990.0 sq. feet)



Total area: approx. 206.7 sq. metres (2225.4 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.