



**Hayward
Tod**

3 bed Detached Villa | Langarth | Brisco | Carlisle CA4 0QS

Guide Price £550,000





An attractive Grade II Listed detached Villa beautifully set in generous 1.5 acre private grounds. Upgrading and modernisation required and with significant potential to convert the lower ground floor subject to planning.

ACCOMMODATION SUMMARY

Substantial stone porch steps to upper floor | Hall | Large sitting room | Dining room | Generous kitchen/diner | Utility | WC | Side porch boot room | Large rear double bedroom one with ensuite bathroom | Front double bedroom two | Front bedroom three | Stairs down to huge basement/cellar with bathroom in all around 1,900 Sq. ft | Considerable further potential | Large private south west facing gardens circa 1.5 acres | In out drive | Traditional outbuilding/garage/stable | Private drainage to septic tank | Oil central heating | Council Tax band - G | EPC - listed building exemption | Freehold

APPROXIMATE MILEAGES

M6 J42 1.6 | Central Carlisle - Mainline station 2.8 | Lake District National Park - Caldbeck 12.6, Pooley Bridge Ullswater 22.2 | Solway Coast AONB - Bowness on Solway 15.7 | North Pennines AONB - Alston 29.5 | Newcastle International Airport 58

LOCATION

Beautifully placed within the village just 10 minutes drive from city centre and with easy access to the M6. Spar convenience store is 1.3 miles, just 3 minutes by car. Carlisle has a growing café culture and excellent, pubs, restaurants and eateries. The mainline station serves London Euston in around 3 hours 20 minutes along with many other direct services including Glasgow, Edinburgh, Penrith, Lake District, Manchester and Birmingham. The beautiful Eden Valley, Hadrian's Wall and Lake District are within an easy driving distance.



DESCRIPTION

A unique Grade II Listed detached Villa circa 1830's of special interest designed by Sarah Losh and being offered to the market for the first time in nearly 90 years. The property occupies a beautifully private garden and grounds of around 1.5 acres. The property has attractive pale sandstone elevations with mullioned windows and an enclosed porch with stone steps rising up to the hall. The generous three bed accommodation which requires upgrading and modernisation is all on this one level (upper level) and extends to over 2,100 Sq. ft. The large sitting room at the rear has a favourable south-westerly aspect and bay with French window to the garden. The dining room has panelled walls. The farmhouse style kitchen has a four oven Aga. Of interest is the vast basement (lower ground floor) with over 1,900 Sq. ft of space which is untouched apart from a bathroom at the bottom of the steps from the hall. The potential and options subject to planning are numerous.

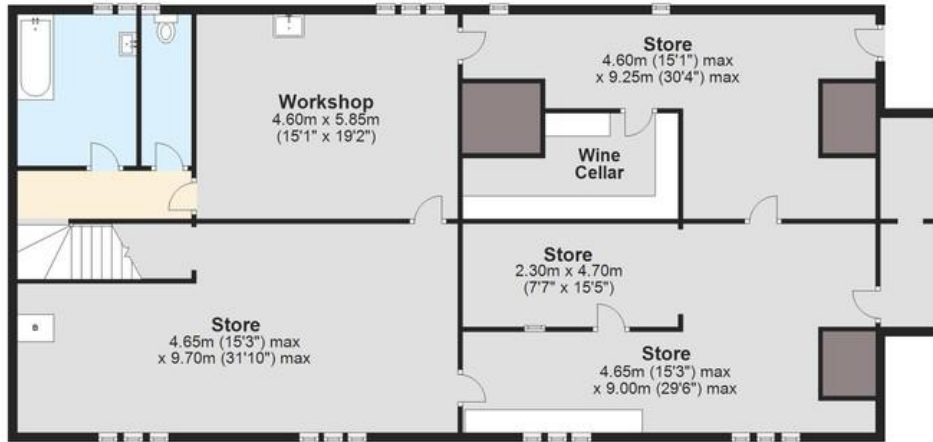
OUTSIDE

Large private gardens and grounds of around 1.5 acres. Courtyard with traditional detached brick outbuilding providing a garage, stable, tack room, store and kennel. Lawned and wooded areas, flagged patio and pond.



Basement

Approx. 178.6 sq. metres (1922.0 sq. feet)



Upper Floor

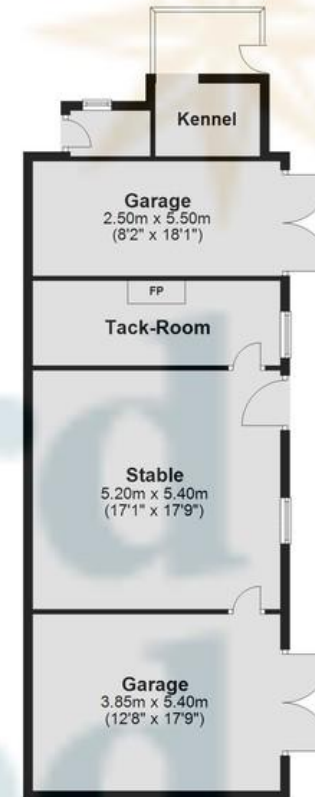
Approx. 199.4 sq. metres (2146.8 sq. feet)



Total area: approx. 458.0 sq. metres (4930.3 sq. feet)

Outbuilding

Approx. 80.0 sq. metres (861.6 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.