



**Hayward  
Tod**

**3 bedroom Courtyard Residence | The Shieling | Wreay | Carlisle | CA4 0RL**  
**Guide Price £195,000**





A unique and attractive residence with courtyard garden and parking. Great location within a desirable village and just a three minute stroll to the pub. Convenient for Carlisle, M6 and A6.

#### ACCOMMODATION SUMMARY

Entrance into kitchen diner | Sitting room | Inner hall | Three double bedrooms | Bathroom | Courtyard parking | Sheltered patios | Three stores | Oil central heating | Shared (x4) private drainage | Council Tax Band - C | EPC - pending | Fibre Broadband | Leasehold - 149 years remaining | Peppercorn rent £1 pa

#### APPROXIMATE MILEAGES

Plough Inn Pub 0.1 - 3 minute walk | M6 J42 2.4 | Central Carlisle - Westcoast Mainline Station 5 | Lake District National Park - Hesketh Newmarket 10.8, Pooley Bridge Ullswater 22 | Penrith - Westcoast Mainline Station 14.7 | Solway Coast AONB - Bowness on Solway 17.7 | North Pennines AONB - Alston 25.5 | Newcastle International Airport 58.9

#### WHY WREAY?

Pretty village just south of Carlisle with public house and primary school convenient for the M6, the beautiful Eden Valley and Lake District. Good rural and river walks nearby. Carlisle has a growing café culture and an excellent variety of pubs and restaurants along with social, retail and leisure opportunities. Carlisle station has many direct services including to London Euston in around 3 hours 20 minutes, Glasgow, Edinburgh, Newcastle, Manchester (and airport), Lake District and Birmingham (and airport).

#### DESCRIPTION

An appealing residence providing accommodation on the ground floor having the benefit of three double bedrooms and an easy to maintain courtyard garden, tucked away off a shared private lane near the centre of the village. The



kitchen features a stone wall and former chimney breast and has freestanding units. There is ample space for dining and along with the sitting room has windows to the front and rear. The sitting room has a Lakeland slate fireplace with multi fuel stove. The three double bedrooms and bathroom are located off the spacious inner hall. The bathroom has a white 4 piece suite that also includes a shower cubicle. The courtyard style garden is landscaped for easy maintenance and provides parking. A flagged stoned patio provides places to sit and there are three good stores.



## Ground Floor

Approx. 106.6 sq. metres (1147.0 sq. feet)



Total area: approx. 106.6 sq. metres (1147.0 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.