



**Hayward
Tod**

3 Bedroom Cottage | Green Cottage | Blackhall Wood | Durdar | Carlisle | CA5 7LH
£295,000





An attractive cottage in a peaceful yet accessible semi-rural location to the south of the city. Set around a courtyard with the benefit of a garage and adjacent outbuildings.

APPROXIMATE MILEAGES

Carlisle 5 | Dalston 3.5 | M6 motorway 3.5 | Penrith - North Lake District 19

WHY BLACKHALL WOOD? A small settlement of properties, formerly the Blackhall Wood Estate, on the southern fringes of the city, the property is ideally located for those wishing to enjoy a more peaceful rural lifestyle without forgoing the accessibility to local amenities. The popular village of Dalston is just a few minutes drive to the west and the M6 motorway a similarly short distance to the east. For those wishing to explore the wider region the Lake District National Park, Hadrian's Wall, and Solway Coast AONB are all within 30 minutes drive.

ACCOMMODATION Retaining plenty of character throughout the property benefits from two well proportioned reception rooms, one of which features an impressive fireplace and both of which have exposed beams. From the smaller of the two rooms there is also access to the sun room on the side of the property. The kitchen, which has been replaced with modern units, is at the rear of the property and is complemented by a sizable pantry with stone shelves. To the first floor are three double bedrooms and a large bathroom with shower over the bath. Externally the property benefits from a shared courtyard where there are three stores belonging to the cottage. An area of the adjacent field c.0.2 acre (outlined in red on the plan) is included within the sale and can be fenced off by the purchaser once the current crop has been harvested.



SERVICES Mains water and electricity. Shared private drainage (likely requiring replacement to comply with the current regulations). Oil fired central heating. EPC E. Council



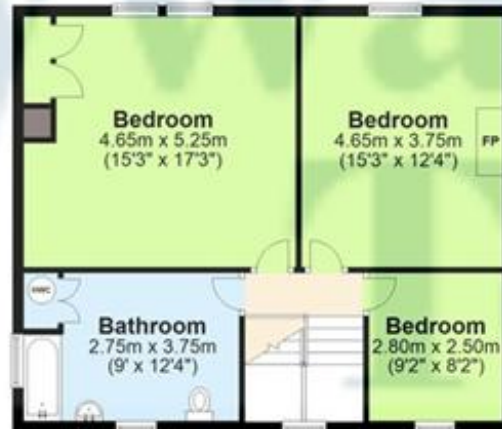
Ground Floor

Approx. 108.9 sq. metres (1172.6 sq. feet)

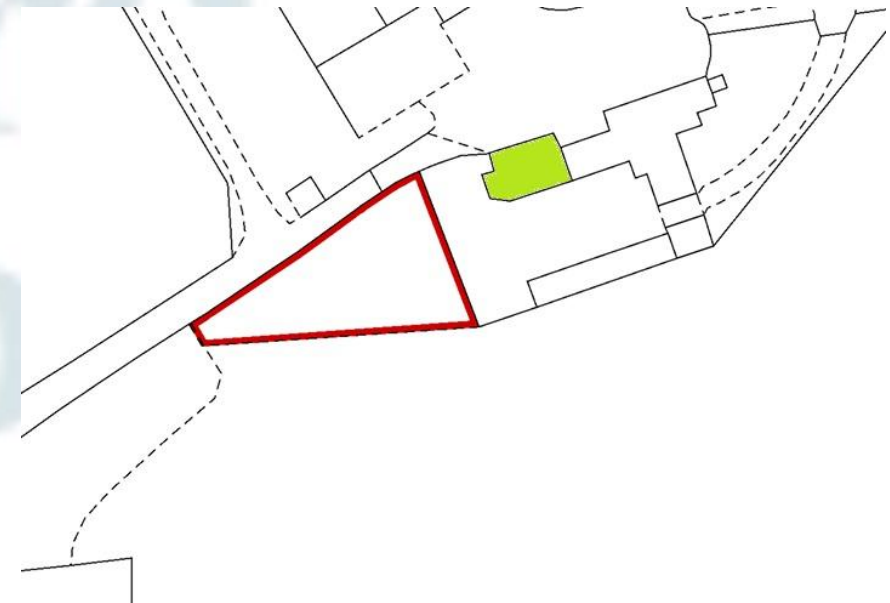
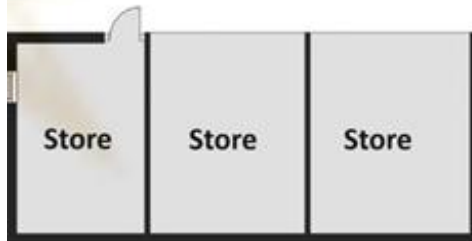


First Floor

Approx. 66.2 sq. metres (712.7 sq. feet)



Total area: approx. 175.2 sq. metres (1885.3 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.