



**Hayward
Tod**

3 Bedroom Cottage | Millstone Cottage | Blackhall Wood | Durdar | Carlisle | CA5 7LH
£275,000





An interesting conversion with significant further potential in a peaceful yet accessible setting to the south of the city. Good garden and a range of 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

Spacious throughout and offering potential to be extended in to the adjoining barns/outbuildings if required the property currently comprises a large kitchen diner and a spacious dual aspect living room on the ground floor. At first floor level there are three large double bedrooms all featuring exposed beams. The bathroom, which also contains a nod to the property's prior use as a barn, benefits from a shower over the bath. The property is approached via a sweeping drive which cuts through the garden and leads through an archway in to the shared courtyard where there are three more stores for the property.

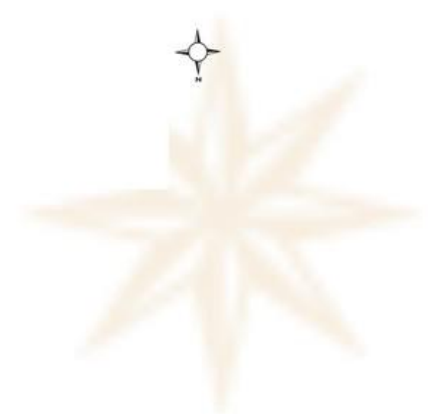
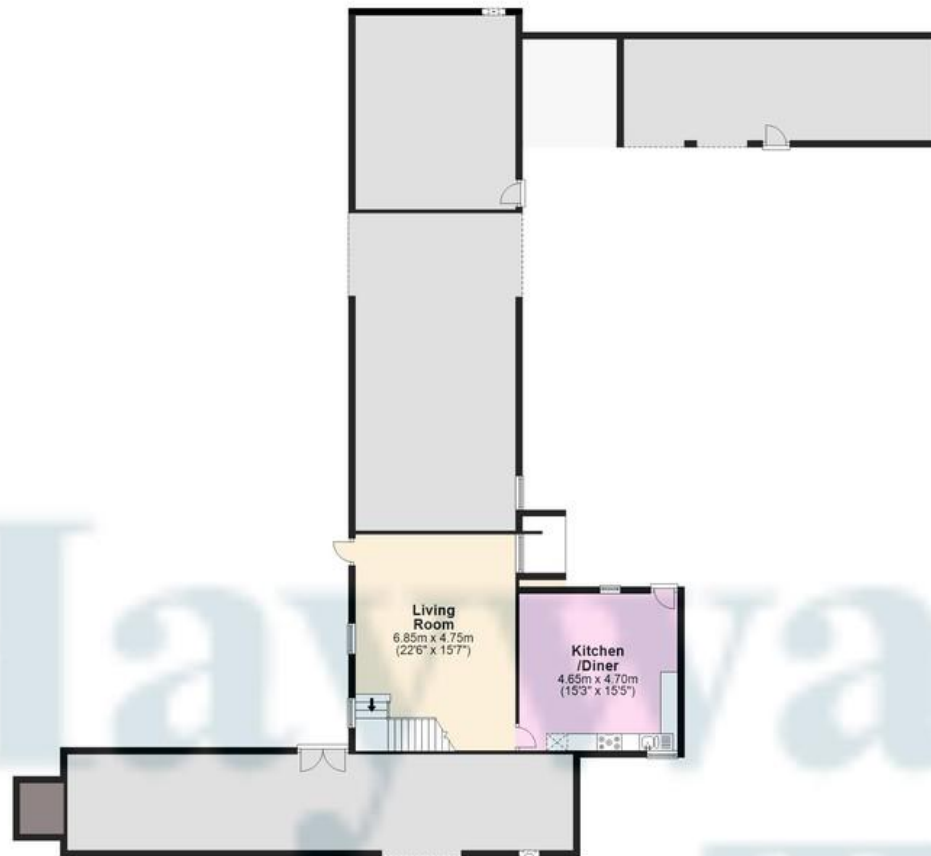
SERVICES

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





Ground Floor



Hayward
Tod

First Floor

Approx. 59.7 sq. metres (645.0 sq. feet)



Total area: approx. 334.0 sq. metres (3595.6 sq. feet)

Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtod.co.uk
haywardtod.co.uk

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.