



**Hayward
Tod**

3 bed Semi Detached House | Ellen Park | Boltongate | Wigton | CA7 1DB

Guide Price £395,000





An attractive 3 bed semi detached period dwelling beautifully situated adjacent to the Lake District National Park. Delightful setting. Generous gardens enjoying fine open southerly views towards the fells. Further potential.

ACCOMMODATION SUMMARY

Entrance hall and stairs | Sitting room | Dining room | Conservatory | Study | Galley kitchen | Utility room | WC | First floor landing | Rear double bedroom one | Front double bedroom two | Rear double bedroom three | Bathroom | Generous 0.3 acre gardens | Fine open southerly views | Mains water | Oil central heating | Private drainage shared | Council Tax Band - D | EPC rating - F | Freehold

APPROXIMATE MILEAGES

Lake District National Park - Caldbeck 6.5, Bassenthwaite Lake 7.1, Cockermouth 11.8 | Wigton 6 | Allonby Beach 12 | Carlisle 16.5 | Penrith 24 | Newcastle Airport 72.3 | Manchester Airport 129

LOCATION

Delightful peaceful setting on the fringe of the small village of Boltongate just outside the Lake District National Park. Of note All Saints' Church in the village has a stone tunnel-vaulted roof said to be the only one of its kind in England. The situation is a perfect starting point to explore the Lake District and Solway Coast. The region is well known for its natural and historic interest. There are a number of popular towns, villages and lakes within or a little over 10 miles by car. Nearby Cockermouth and Wigton offer a good amenities. The regional centre Carlisle with its impressive castle and 900 year old cathedral is just 16 miles. The city is served by the Westcoast Mainline with direct services to London in around 3 hours 20 minutes and to others including Edinburgh, Glasgow, Manchester and Birmingham.



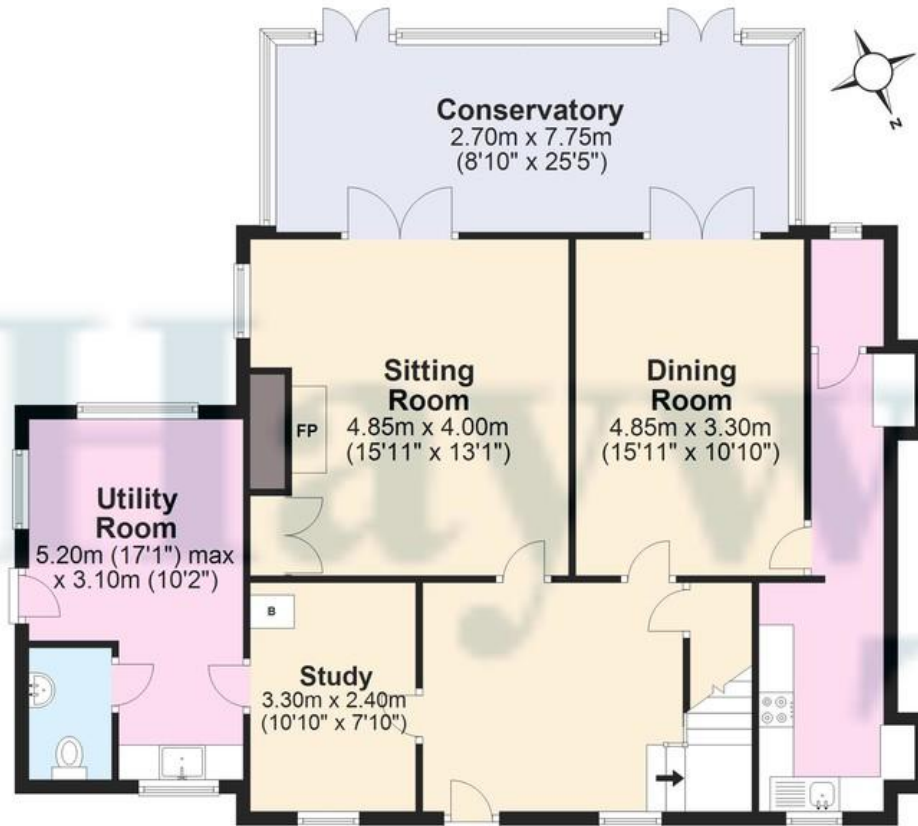
DESCRIPTION

This appealing property has character and charm and certainly benefits from a wonderful setting. The generous 0.3 acre gardens and outstanding views are compelling. The accommodation is generous and whilst the property has been much loved, would now benefit from some further modernisation and remodelling. Investment in this very pleasant property will reward. The galley kitchen is small however there are two good reception rooms and a large conservatory all of which provide options. In particular the conservatory at the rear which faces south to the garden and importantly the fine view, could be converted/rebuilt into a living kitchen. Also on the ground floor is a generous utility come boot room and a study. Three double bedrooms and bathroom grace the first floor.



Ground Floor

Approx. 114.6 sq. metres (1233.8 sq. feet)



First Floor

Approx. 76.4 sq. metres (822.8 sq. feet)



Total area: approx. 191.1 sq. metres (2056.5 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.