



**Hayward
Tod**

3 bed Detached House and Annex | East View | Church Lane | Thursby | Carlisle CA5 6PF
Guide Price £649,000





Beautiful Period Home with modern interiors & Annex, set in a lovely Village Location – Perfect for Families, Professionals, or Airbnb Potential. Handy for the Solway Coast, Carlisle and Lake District.

ACCOMMODATION SUMMARY

Hall and stairs | Cloakroom | Rear lobby | Sitting room | Superb open plan living dining kitchen | Single story annex including study, family room, WC, kitchenette and utility | First floor landing | Double bedroom one with dual aspect | Double bedroom two with dual aspect | Double bedroom three | Large bathroom | Attractive gardens and private patio | Off street parking | All mains services | Gas central heating | Everest double glazing | EPC rating - pending | Council Tax Band - E | Freehold

APPROXIMATE MILEAGES

Village primary school 0.3 (5 minute walk) | Dalston 4 | Nelson Thomlinson School Wigton 5.4 | Central Carlisle - Westcoast Mainline Station 7 | Solway Coast AONB - Bowness on Solway 13.3 | Allonby Beach 17 | Lake District National Park - Caldbeck 8.5, Keswick 24.5, Pooley Bridge Ullswater 25.4 | Newcastle Airport 62.5

WHY THURSBY?

Popular village in an accessible location just west of Carlisle. Good communication links via A595 and the A596 for West Cumbria, Carlisle, the beautiful Solway Coast, a designated AONB and the Lake District. The village has a primary school and an active community and is conveniently located for access to a good range of amenities including in the nearby village of Dalston and the market town of Wigton. Both have primary and secondary schools namely Caldew in Dalston and Nelson Thomlinson in Wigton. Carlisle is an easy drive east where you will find a great café culture and an excellent range of services, bars and restaurants. The city is on the West Coast Mainline which provides many direct services including to London Euston in around three hours twenty minutes, Manchester and airport, Birmingham, Edinburgh, Glasgow and Newcastle.



DESCRIPTION

Offering a rare combination of period charm and modern amenities, this detached home features a flexible annex, perfect for a home office, granny flat, or Airbnb income. The annex can be used for residential or business purposes, providing exciting potential for income generation or extended family living. East View is an appealing property with attractive sandstone elevations and a beautiful garden. The property is offered in excellent condition and features a stunning interior with beautiful living spaces. The generous sitting room is wonderful and features a substantial marble fireplace with stylish biofuel fire. The living and dining rooms have been combined to create a large open plan space in excess of 32 sq. m with windows to the front and side gardens and French doors to a private east facing patio. This in turn opens into the fitted kitchen which benefits from a breakfast bar and range cooker. On the first floor are three beautiful double bedrooms and a large well appointed bathroom. The gardens compliment the property well and provide areas to sit and relax. Off street parking is provided.

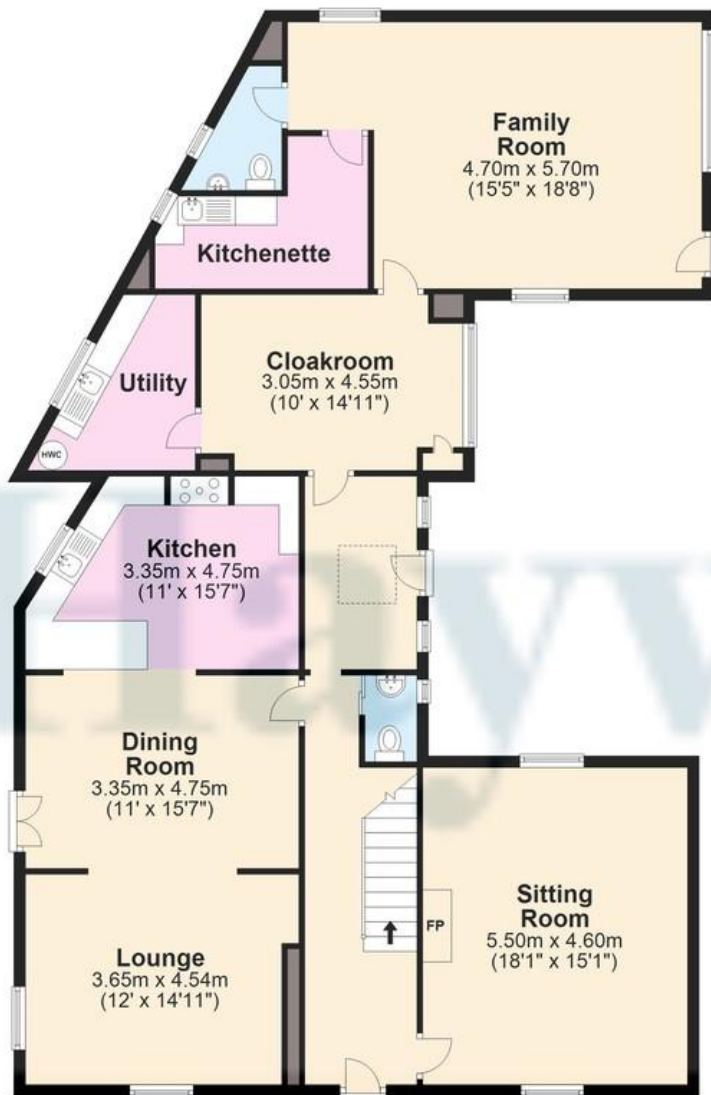
ANNEX

Of great interest and with potential for a variety of applications this single-story building connects to the property via the side lobby and parking area. Formally used commercially it would make a superb granny annex, Airbnb or simply incorporated into East View.



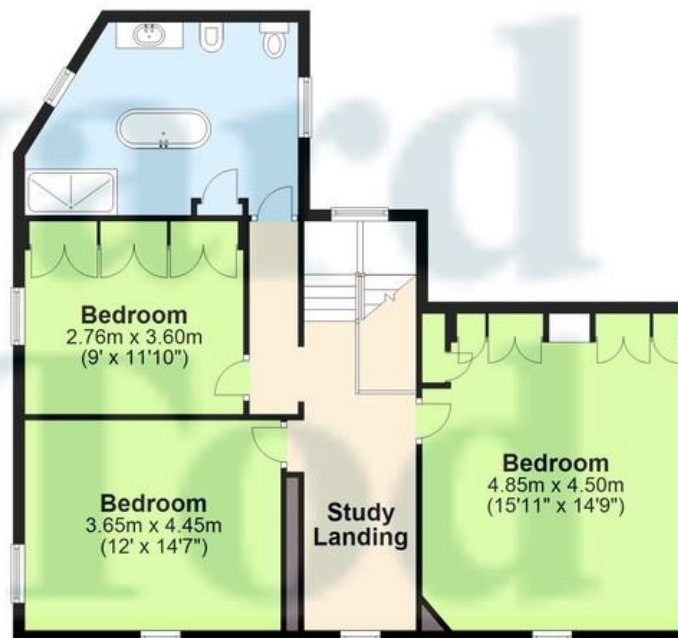
Ground Floor

Approx. 159.2 sq. metres (1713.3 sq. feet)



First Floor

Approx. 88.2 sq. metres (949.0 sq. feet)



Total area: approx. 247.3 sq. metres (2662.2 sq. feet)

Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

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