



**Hayward
Tod**

4 Bedroom Detached House | Rashfield | Kirkbampton | Carlisle | CA5 6JB

£525,000





Sizable family home on a good plot, with far reaching views across the Solway Plain to Scotland. Centrally located in the village and close to a good primary school. Convenient for access to Carlisle. Four bed. Two bath.

large entrance hallway | sitting room | living room | study | W.C. | dining kitchen | utility | large landing | four double bedrooms | shower room | four piece bathroom | balcony | large driveway with turning circle | attached double garage | front garden | rear garden and patio area | mains water, electricity and drainage | LPG central heating | double glazing | EPC pending | council tax band E | freehold

APPROXIMATE MILEAGES

Carlisle 6 | Wigton 7.5 | M6 motorway 7 | Penrith - North Lake District 26

WHY KIRKBAMPTON?

Nestled in the picturesque countryside on the Solway Coast, just a short drive from Carlisle, the charming village of Kirkbampton offers the perfect blend of rural tranquility and convenient access to amenities. Surrounded by lush greenery and open fields, Kirkbampton provides a peaceful retreat, ideal for families and nature lovers alike. The local community is close-knit and welcoming, with a village school and historic church adding to its traditional charm. With excellent road links to Carlisle and beyond, this serene village offers the best of both worlds-country living without sacrificing modern convenience.

ACCOMMODATION

In good order throughout and offering spacious living well suited to family life. There is a large entrance hall housing the stairs to the first floor as well as two good reception rooms, with the one to the rear having an open fire and double doors to the garden as well as benefitting from the fabulous open views. In addition there is also a large study and separate cloakroom W.C. The kitchen, with a light and



bright dual front and rear aspect has space for an ample dining table and is complemented by a good size utility room. To the first floor are four double bedrooms, all set off a large landing. The two bathrooms are both spacious and modern. One having a large walk in shower and the other having both bath and separate shower. The superb views across the Solway are further taken advantage of by a large balcony accessed from the landing via double doors. The feeling of space continues outside with the property sitting back from the road behind a lawn and driveway with turning circle. A double garage providing additional storage is attached to the property. At the rear there is a large patio area and lawn.





Total area: approx. 220.8 sq. metres (2377.0 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.