



**Hayward  
Tod**

**2 bed, 2 ensuite Ground Floor Garden Apartment | 6 Whoof House | Aglionby | Carlisle | CA4 8AQ**  
**Guide Price £225,000**





An appealing garden apartment with garden room and garage beautifully located within a small select courtyard setting adjacent to the Grade II Listed Folly East of Whoof House. Two ensuite bedrooms. Spacious sitting dining room. Convenient for M6, Carlisle and Lake District. Walk to Carlisle Golf Club.

#### ACCOMMODATION SUMMARY

Lobby | Hall | Sitting dining room | Garden room | Fitted kitchen | Rear double bedroom one with modern ensuite bathroom | Front double bedroom two with modern ensuite shower room | External store | Parking | Garage in block of four | Gas central heating - modern boiler less than three years old | EPC rating - D | Council Tax Band - C | Leasehold - owners have a share in the freehold via Whooff House Residents Association Limited | Current annual maintenance charge is £475

#### APPROXIMATE MILEAGES

Carlisle Golf Club 0.4 (9 minute walk) | Central Carlisle Westcoast Mainline Station 3 | M6 J43 0.8 | Tesco 1.3 | Lake District National Park - Caldbeck 16.6, Pooley Bridge Ullswater 24 | Solway Coast AONB - Bowness on Solway 15.8 | Hadrian's Wall UNESCO Site - Birdoswald Fort 13.3 | Newcastle Airport 52.7

#### WHY AGLION BY?

Small village just east of Carlisle handy for the A69 (Newcastle) and M6 (M74 Scotland). Less than five minutes by car from Tesco and Pioneer Food Hall and Café. Carlisle provides an excellent range of services along with a strong provision of good pubs and eateries, coffee shops and restaurants. The station provides many direct services including to London Euston in around 3 hours 20 minutes, Glasgow and Edinburgh in around 1 hour 20 minutes. Other direct services include to Newcastle, Lake District, Manchester and airport, and Birmingham. Newcastle International Airport is a little over 1 hour by car.

## DESCRIPTION

The property forms part of a small select settlement tucked away down a private drive on the fringe of the village. Access to the property is through a attractive gravelled courtyard with fountain. Externally there is parking and a garage along with a secure storage cupboard. At the rear is a private flagged garden a north westerly aspect and views. Of interest is the large adjacent gothic window circa 1509 which was brought to Whooff House from Arthuret Church some time in the 1800s. The structure is Grade II Listed and known as the Folly East Of Whoof House. Inside the ground floor apartment provides 948 Sq. ft (88 Sq. m) of accommodation. The living space is superb, comprising a generous sitting dining room and garden room with private aspect. The property is well appointed having two ensuite bedrooms.



## Ground Floor

Approx. 88.1 sq. metres (948.4 sq. feet)



Total area: approx. 88.1 sq. metres (948.4 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.