



**Hayward
Tod**

3 Bed, 3 Bath Bungalow | The Scaur | Longtown | Carlisle | CA6 5NU
£399,000





Excellent modern home finished to a high standard throughout. Flexible single level living, with the benefit of a superb additional first floor en-suite bedroom and living area with elevated views across the river and to the hills beyond. Large detached garage. Peaceful setting close to amenities.

entrance hall and stairs | study/snug | en-suite main bedroom | double bedroom two | shower room | kitchen | open plan living dining room | first floor living room | first floor en-suite bedroom | large paved driveway | detached garage | patio garden | double glazing | solar panels | oil central heating | mains connected, water, electricity and drainage | EPC pending | council tax band D | freehold

APPROXIMATE MILEAGES

Longtown centre 0.3 | M6 motor way 6 | Carlisle 9 | Gretna 4

WHY LONGTOWN? A popular and accessible market town close to Carlisle, Gretna, The M6/M74 motorways and the Scottish Borders. Longtown benefits from a good range of local amenities A charming market town set amidst the scenic countryside of north Cumbria, Longtown offers an appealing blend of rural tranquillity and everyday convenience. A strong community spirit, local amenities, and picturesque riverside walks along the Esk further enhance the appeal. Surrounded by rolling countryside, Longtown is perfectly positioned for outdoor enthusiasts, with Hadrian's Wall, the Lake District National Park, and the Solway Coast all within easy reach. The nearby historic city of Carlisle provides further shopping, leisure, and cultural opportunities, while excellent road and rail links ensure easy travel to Scotland and beyond. An excellent opportunity to enjoy countryside living with accessibility at its heart.

ACCOMMODATION A sizable modern home set in a private cul-de-sac, finished to a high standard throughout, the spacious accommodation offers a good degree of flexibility thanks to its layout. The ground floor is ample offering two

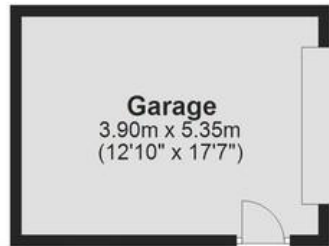


double bedrooms, one being en-suite. There is another room, currently a study which may also work as an additional ground floor bedroom if required. The modern kitchen is well equipped and opens out to a spacious living dining area, where there are double doors to the private patio garden at the rear. There is a wetroom shower which completes the ground floor accommodation. If this wasn't enough, the star of the show is an impressive first floor living space with large picture window overlooking the river below and across to the Scottish hills. The third bedroom, also with en-suite shower is located on this floor. Outside, the property has a large paved driveway and detached garage as well as a low maintenance patio garden at the rear.



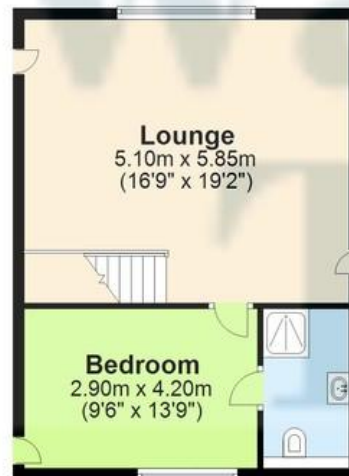
Ground Floor

Approx. 135.6 sq. metres (1459.4 sq. feet)



First Floor

Approx. 47.0 sq. metres (506.2 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.