



**Hayward
Tod**

4 Bed Link Detached | Fairfield Cottage | Wetheral Pasture | CA4 8HR

£780,000





A simply stunning home, perfectly blending period features with a modern hi-tech fit out, all set within a 0.5 acre plot in a desirable location close to Wetheral village.

entrance hallway | cloakroom W.C. | kitchen with dining and seating area | living room | dining room | study | main bedroom with en-suite shower | three further bedrooms | four piece family bathroom | first floor laundry room | workshop/store | detached garage | garden room/bar/garage | second garden room & store | large patio and BBQ | hot tub | ornamental fish pond | landscaped garden | ample driveway parking | mains services connected

APPROXIMATE MILEAGES

Wetheral 1 | M6 motorway 1.5 | Carlisle 4.5 | Penrith - North Lake District 16.5 | Newcastle International Airport 53

WHY FAIRFIELD COTTAGE?

Situated between Wetheral and Cumwhinton allowing for easy access to both villages, the M6 motorway and Carlisle as well as being an easy 15 minute stroll to the Wheatsheaf Pub the property is ideally located for those looking for the best of both worlds in terms of rural situation and convenience of amenities. Wetheral also offers rail access to Carlisle and Newcastle as well as having a good range of amenities including shop, cafe, doctors surgery and leisure club, whilst Cumwhinton provides a primary school making the property perfect for families. Carlisle Golf Club is also just a short drive from the property and countryside walks are also on the doorstep.

ACCOMMODATION

A tech lovers paradise, the property has been significantly improved and meticulously refurbished by the current owners benefiting from a host of high tech features blended with the period details already present in the

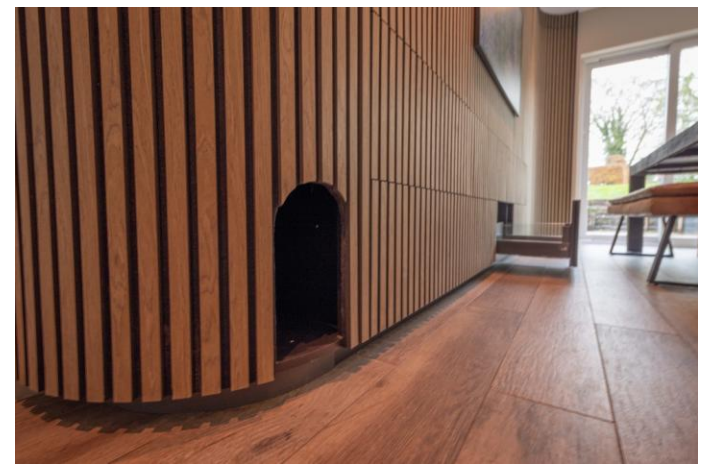


home. A large entrance hall welcomes you in to the property and provides access to the main living spaces. There is a large cloakroom W.C. benefitting from an automatic Japanese style toilet, one of which can be found in every bathroom in the property. The kitchen, a stylish modern affair, is also not short of clever gadgets, hidden storage, including a fabulous walk-in pantry and even a built-in dog house! Clever touches can be found through the kitchen including pull out work surfaces, a hidden waste bin, boiler water tap and a range of high-end integrated appliances. All of this is complemented by clever automated lighting which can be colour and brightness adjusted to suit. Bi-folding doors open out at the rear to a large paved patio and the garden beyond. Bench seating on the island provides space for dining and there is additional breakfast bar space. A large sandstone step and the opposite end of the kitchen leads down to an additional seating space with an impressive sandstone feature wall. A door from here opens out in to a workshop/utility area and also provides external access to the front and rear. At the opposite end of the property is a spacious dual aspect sitting room with a feature sandstone fireplace housing a modern wood burning stove. Double doors open in to a dining space which also has bi-folding doors out to the patio. There is also a useful office space. On the first floor there are four bedrooms; the largest of which has an impressive en-suite shower room with underfloor heating and a large walk-in shower with mirrored shower screen. The second double bedroom provides sleeping space and a large dressing area. This room was previously two smaller bedrooms and could be easily reconfigured if the additional bedroom was required. The main bathroom has a large freestanding bath with a separate walk-in shower. There is also a laundry room on the first floor. Externally the property has an ample gravelled driveway to the front, providing space for multiple vehicles, where there is also a wall mounted EV charging point. There is also a detached sandstone garage with electric door. There is plenty of space along the side of the property for more vehicles and to allow vehicular access to



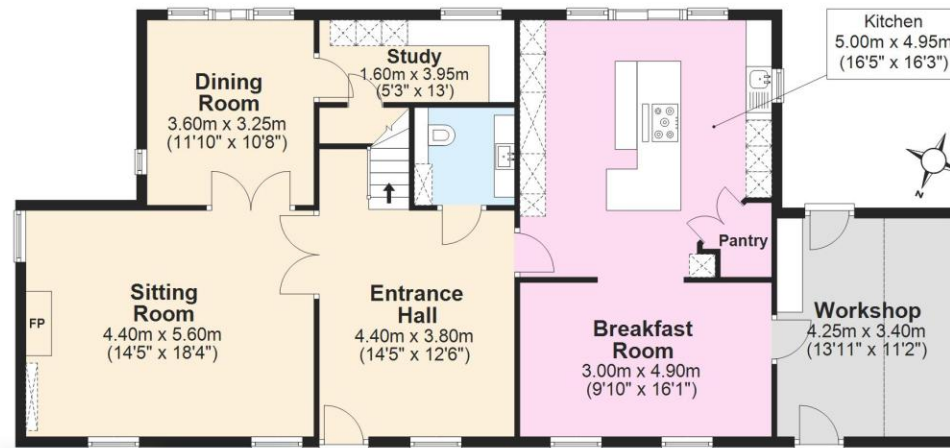
the rear garden where the detached garage/garden room is located. An impressive glazed structure ideal for showing off your pride and joy or perfect as a garden office/bar. An ornamental pond with a glazed side is visible from within and additionally throughout the rest of the garden also being able to be lit up in the evenings creating yet another impressive feature. There is a further ornamental pond/water feature and additional areas of the garden providing privacy from the house. At the far end of the garden is the second garden room/man cave which, like the rest of the property, is wired for internet and electricity. In short, Fairfield Cottage is a rare gem of a home in our region and genuinely must be seen to be fully appreciated.





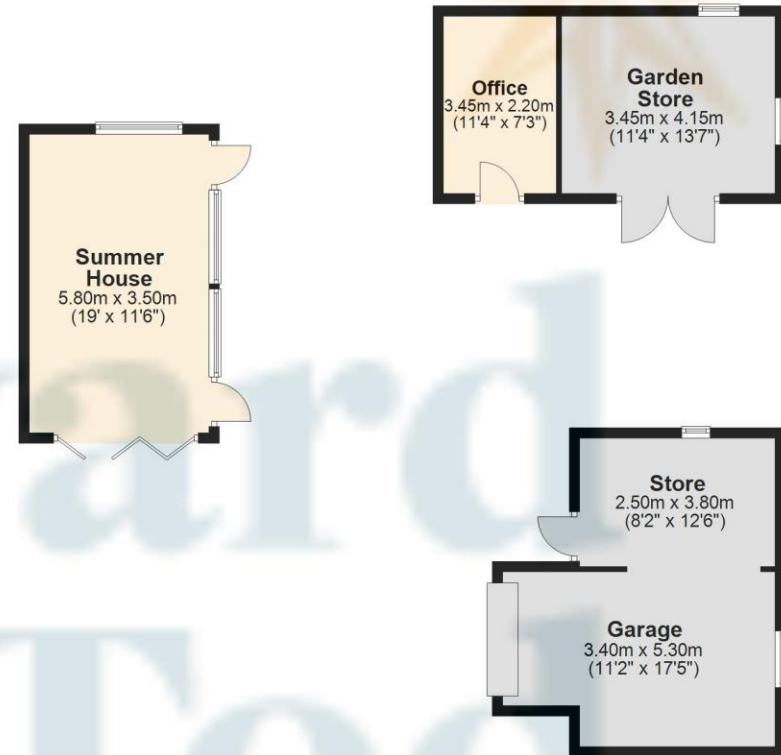
Ground Floor

Approx. 124.1 sq. metres (1335.5 sq. feet)



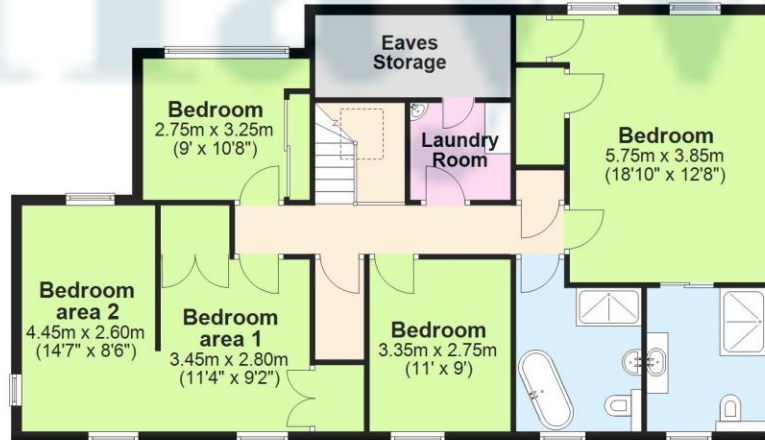
Outbuildings

Approx. 69.2 sq. metres (745.4 sq. feet)



First Floor

Approx. 108.7 sq. metres (1170.0 sq. feet)



Total area: approx. 302.0 sq. metres (3250.8 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.