



**Hayward  
Tod**

**3 bedroom Detached Cottage | Oak Tree Cottage | Wetheral | Carlisle | CA4 8JD**  
**Guide Price £465,000**





A charming three bed detached cottage full of character with excellent living space and private landscaped rear garden. The cottage and the gardens have both been significantly improved. Superb location within our region's most desirable village convenient for the M6, Carlisle and Lake District.

#### ACCOMMODATION SUMMARY

Entrance into Dining Hall | Sitting room | Conservatory | Fitted kitchen | Inner hall | Boiler room | Double bedroom one with ensuite WC | Double bedroom two | Bathroom | First floor double bedroom three/home office with ensuite shower room | Landscaped gardens private at rear | Ample parking | All mains services | Gas central heating | Council Tax Band - E | EPC rating - D | Freehold

#### APPROXIMATE MILEAGES

M6 J43 2.9 | Central Carlisle - Westcoast Mainline Station 5 | Brampton 6.3 | Hadrian's Wall UNESCO Site - Birdoswald Fort 13.9 | Solway Coast AONB - Bowness on Solway 18 | Lake District National Park - Caldbeck 18.2, Pooley Bridge Ullswater 23.5 | North Pennines AONB - Alston 25 | Newcastle International Airport 52.6

#### WHY WETHERAL?

Wetheral is one of our region's most desirable and sought after villages enjoying a broad range of excellent amenities located on or around the village green. These include a village shop and Post Office, popular coffee shop, Fantails Restaurant, Wheatsheaf Pub, Ancient church and priory dating to circa 1100, Crown Hotel with public bar, restaurant and leisure club with pool. Train station serving Newcastle and Carlisle. Bus service. Wetheral has an impressive Victorian Viaduct over the River Eden and there are beautiful river and countryside walks on the door step. Convenient for main road network - A69, M6 J42 and J43. Easy access for the Eden Valley, Hadrian's Wall, Lake District and Scottish Borders. The historic City of Carlisle is just 10 minutes by car where you will find a thriving café culture and a superb range of restaurants, social, leisure and retail opportunities. The West Coast



Mainline Station serves London direct in around 3 hours 20 minutes and many other large centres including Glasgow, Manchester (and airport), Birmingham (and airport) and Cross Country to Edinburgh in around 1 hour 20 minutes.

### DESCRIPTION

Oak Tree Cottage is a pretty whitewashed property occupying a slightly elevated position with a bright south facing aspect right in the heart of Wetheral Village. The property has charm and considerable character. It is offered in good order and is tastefully decorated and presented throughout. The quality and style is immediately apparent on entering. The generous living space includes a dining hall and spacious sitting room with fireplace and wood burning stove. The stylish fitted kitchen has access to all the living rooms and the conservatory. The accommodation is versatile having the benefit of two ground floor bedrooms, one with ensuite toilet, and a bathroom. The first floor conversion has a bedroom/home office with ensuite shower room.

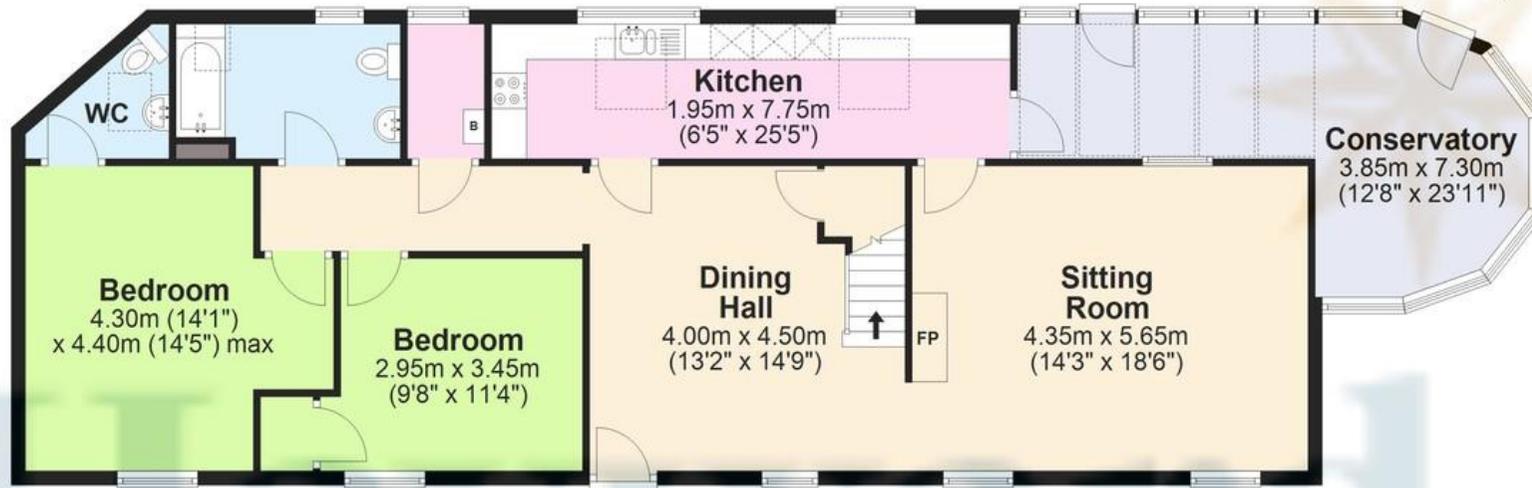
### OUTSIDE

Front lawned gardens have a stone retaining wall with gate and steps to path. At the side, gates provide access to an area of hardstanding and parking. The enclosed landscaped gardens are private and feature a generous patio, lawned area and summerhouse.



## Ground Floor

Approx. 124.8 sq. metres (1343.8 sq. feet)



## First Floor

Approx. 21.7 sq. metres (233.9 sq. feet)



Total area: approx. 146.6 sq. metres (1577.7 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.