



**Hayward
Tod**

4 Bed Semi Detached House | Hesketh House | Bowness-on-Solway | CA7 5BH

£325,000





Attractive 4 bed semi detached home benefiting from delightful gardens with access to the waterfront. Generous sitting/dining room. Converted loft bedroom with views over the Solway. Popular village located on the Solway Firth and Hadrian's Wall Path National Trail.

APPROXIMATE DISTANCES IN MILES Central Carlisle - mainline station 13.5 | M6 J44 13.5 | Wigton Station 10 | Lake District National Park - Caldbeck 18, Keswick 31 | Penrith 36.5 | Newcastle International Airport 69.2

ACCOMMODATION SUMMARY Entrance into sitting/dining room | Inner lobby and stairs | Breakfast Kitchen | Utility room | First floor and stairs to second floor | Front double bedrooms two and three | Rear double bedroom four | Bathroom | Second floor | Front double bedroom one with ensuite shower room | Eaves storage | Gated forecourt | Delightful rear garden with sea views and access to waterfront | Council Tax Band D | EPC F | Mains water, electricity and drainage | Oil central heating | Freehold

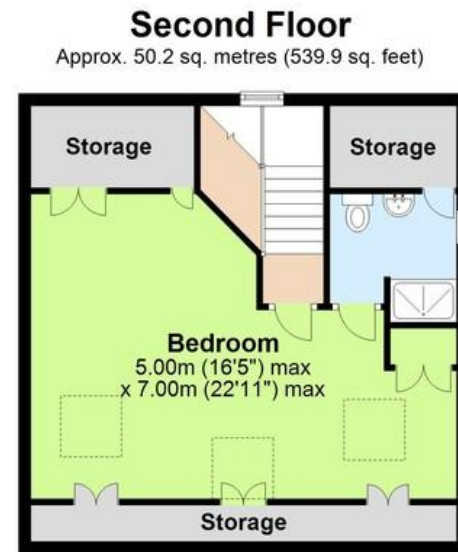
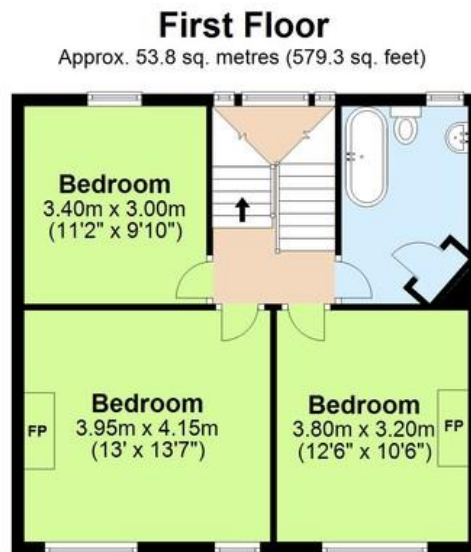
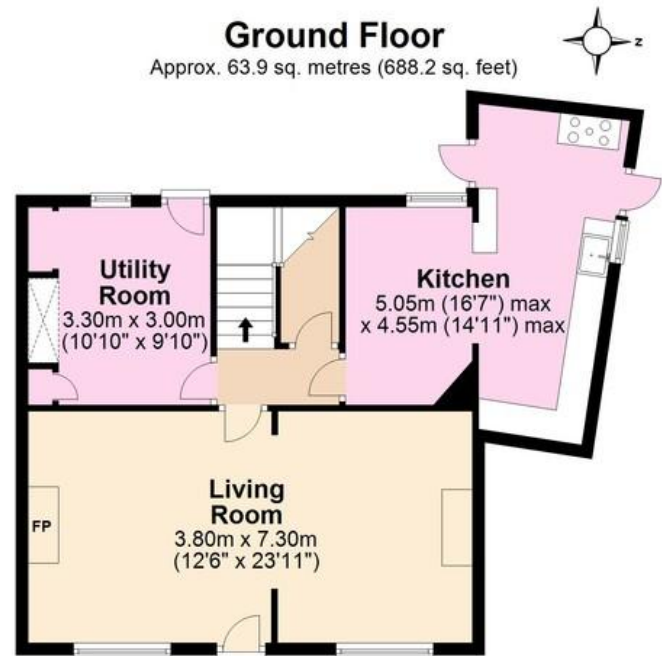
LOCATION Outstanding position just a few steps from the waterfront and Hadrian's Wall Path National Trail on the Solway Firth estuary separating England and Scotland. Bowness on Solway is where Hadrian's Wall ends (or starts!) and it is also well known for its prolific bird life including migrating birds. The sand dunes, salt marsh, shingle beds, and peat mosses make it a favourite spot with a number of species. It is a mecca for bird watchers and popular with walkers and cyclist. There is good local amenity including buses serving Carlisle, a pub and other facilities catering for locals and tourists. The 12th century St Michael's Church (restored in 1891) sits on what is thought to be one of the Roman fort's buildings, possibly a granary. The structure, like that of many of the village houses, includes stones taken from Hadrian's wall. The surrounding coast and countryside is peaceful. There is convenient access for Carlisle, the M6, Lake District and the West Cumbrian Coast.



DESCRIPTION Heskett House is a lovely home retaining characterful accommodation over three floors including an impressive loft conversion with exposed beams. This has created an attractive bedroom which enjoys sea views and has the benefit of an ensuite shower room. There are three good bedrooms on the first floor along with the family bathroom which features a freestanding roll top bath. The living space does not disappoint either. The charming reception room is double width providing space for living and dining. The living end has an open fireplace for cosy nights in and the chimney side recesses are filled with bookshelves. The breakfast area leads into the kitchen which has light oak units and sleek granite worktops. There is potential to extend (subject to planning) at the side and out towards the garden. The utility room has an old range and chimney side cupboards.

OUTSIDE The garden is a rather special place and indeed an oasis of calm located on the waterfront. The garden is beautifully planted with several areas of interest including water features and a poly tunnel. A pergola with power provides a splendid private space for alfresco dining. A little wooden door in the hedge opens to the foreshore and steps access the beach. The sunsets are glorious.





Total area: approx. 167.9 sq. metres (1807.5 sq. feet)

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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.