



**Hayward
Tod**

4 bedroom detached house | Wampool House | Evening Hill | Thursby | CA5 6PU
Guide Price £350,000





Four bed, two bath home offering significant potential, with the benefit of superb southern views, a private garden and orchard alongside a range of outbuildings including a two storey bothy all set around a courtyard. Pleasant semi-rural situation. Convenient for Thursby, Wigton & Carlisle.

Entrance hallway | W.C. | inner hall | living room | dining room | kitchen & pantry cupboard | conservatory | master bedroom with en-suite shower | three further bedrooms | family bathroom | good size garden | two storey bothy | garage/workshop and former stables | store | courtyard parking | private drainage | EPC F | council tax band E

APPROXIMATE MILEAGES

Thursby village 0.5 | Dalston 3.5 | Wigton 5.2 | Carlisle 7.5 | M6 motorway 9 | Cockermouth 19 | Penrith - North Lakes 20.4 | Newcastle International Airport 62.9

WHY THURSBY? A popular village to the west of Carlisle and convenient for Wigton, west Cumbria and the A595, Thursby benefits from a junior school, village hall and pub. The rest of the region is readily accessible thanks to the proximity of the main road network. Wampool House sits on the outskirts of the village and benefits from an elevated position and views south towards the Lake District fells. An excellent range of amenities are available in Wigton and Carlisle. The nearby village of Dalston also provides a superb range of amenities including a Co-op and both junior and senior schools.



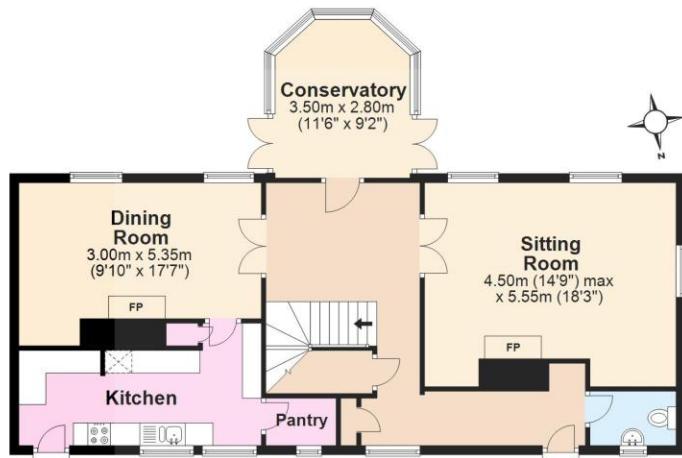
ACCOMMODATION Offering significant potential both inside and out, Wampool house provides good living space and large private gardens. The two reception rooms sit either side of a large hall with an impressive staircase. A conservatory leads from the hall and overlooks the garden and the southerly views. To the rear of the property is a kitchen and pantry, with a door to the courtyard. There is the potential, subject to obtaining the necessary permissions, to create a larger kitchen diner should you wish. To the first

floor are four bedrooms, one of which is en-suite and a family bathroom. All of the bedrooms are on the south side of the property. The property backs on to a large courtyard providing parking and around which the outbuildings are located. There is a garage/workshop and two former stables as well as an interesting two storey bothy and another store. An adjacent property backs on to the courtyard but has no ownership rights. The bulk of the gardens are to the south side of the property although there is an additional area including fruit trees and vegetable plot behind the garage and former stables on the western side of the property.



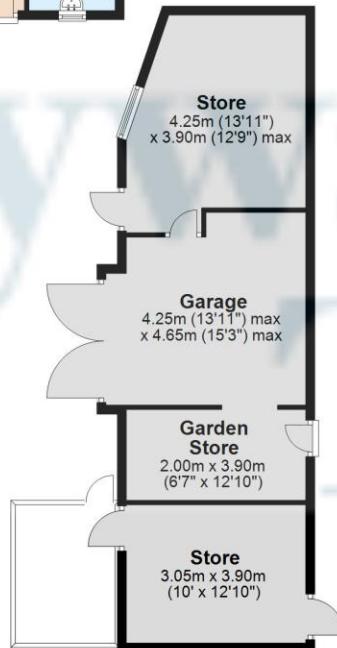
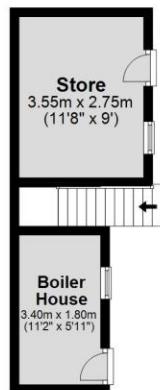
Ground Floor

Approx. 166.6 sq. metres (1793.6 sq. feet)



First Floor

Approx. 93.9 sq. metres (1010.4 sq. feet)



Total area: approx. 260.5 sq. metres (2804.0 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.