



**Hayward  
Tod**

**3 Bed Detached Bungalow | Keeside | Linstock | Carlisle | CA6 4QD**

**Guide Price £295,000**





An attractive three bed detached bungalow beautifully situated on the fringe of a popular village just over 3 miles east of Carlisle. Convenient for Rickerby Park and the M6 with easy access for Brampton, the A69 for Newcastle.

#### ACCOMMODATION SUMMARY

Covered porch | Entrance hall | Living room with bay window | Fitted kitchen | Breakfast/dining room | Front double bedroom one with fitted wardrobes | Rear double bedroom two | Rear bedroom three | Modern bathroom | Garden room | Generous utility room | Store | Workshop | Pleasant gardens at the rear | Driveway parking | Mains water | Private drainage | LP gas central heating | EPC rating - F | Council Tax Band - D | Freehold

#### APPROXIMATE MILEAGES

Carlisle 3.4 | M6 motorway 2.5 | Brampton 7 | Solway Coast AONB - Bowness on Solway 15.7 | Hadrian's Wall UNESCO Site - Birdoswald Fort 13.8 | Penrith - North Lake District 25 | Newcastle International Airport 55

#### WHY LINSTOCK?

Linstock offers the perfect blend of rural charm and modern convenience. This tranquil village provides a peaceful retreat from the hustle and bustle, while being just a short drive from the vibrant city of Carlisle, with its array of shops, schools, and amenities. Eden Golf club is also just a few minutes drive from the property. Ideal for those seeking a slower pace of life, Linstock has a strong sense of community, making it the perfect place to call home.

#### DESCRIPTION

A pleasing detached bungalow with a modern interior in an attractive and convenient setting on the fringe of Linstock. The accommodation is well planned and in good order. The living room benefits from an open fireplace and a bay window with favourable outlook over the front garden. There are two good double bedrooms along with a single



bedroom and tastefully appointed bathroom. The fitted galley style kitchen has windows to two elevations and is adjacent to the breakfast/dining room. The bungalow is well set back from the road and occupies a pretty garden site of 0.14 acres. The rear west facing garden has a sunny patio. The garden room has access to the front and patio doors to the rear.

**NB**

The adjacent field to the side has a planning application under consideration for a residential development comprising 10 bungalows. Prospective purchasers are advised to make their own enquiries with the local planning authority regarding the scheme and proposed timescales.



# Ground Floor

Approx. 132.5 sq. metres (1426.7 sq. feet)



Total area: approx. 132.5 sq. metres (1426.7 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.