



**Hayward  
Tod**

**2 Bed Cottage** | Rowan Lea | Aglionby | Carlisle | CA4 8AQ

**£295,000**





A unique and interesting village home with parking and garden. Two bed, two reception room accommodation over three floors. Peaceful village convenient for Carlisle, the M6 motorway, Wetheral and Scotby.

entrance porch | living room | sitting room | kitchen | ground floor shower & W.C. | first floor bathroom & double bedroom | second floor double bedroom | off-street parking | adjacent garden | large gated rear courtyard garden | outside store/utility | EPC D | council tax band D | freehold

#### WHY AGLION BY?

A peaceful village just to the east of Carlisle, benefitting from easy access to the city centre, M6 motorway and neighbouring villages of Wetheral and Scotby. The property is well connected for access to amenities and the wider region. Carlisle Golf Club is just seconds from your door. There is also a bus stop on the main road serving Carlisle and towards Newcastle.

#### ACCOMMODATION

The quirky, yet surprisingly spacious accommodation is arranged over three floors. There are two generous reception rooms on the ground floor. The rear living room has a glazed door out to the large courtyard garden and the front living room overlooks the adjacent garden. At the rear of the property is the kitchen, with a range of fitted units. There is an additional access to the courtyard and a ground floor shower room with W.C. At first floor level there is the large main bathroom and a double bedroom with a range of fitted wardrobes. Stairs lead from the first floor landing up to a further double bedroom on the second floor. Externally the property has a large courtyard garden to the rear, which is afforded a good deal of privacy and features a range of mature plants and trees. There is an outdoor utility room and store. The rear yard is securely gated. As an added bonus there is a large lawned garden adjacent to the

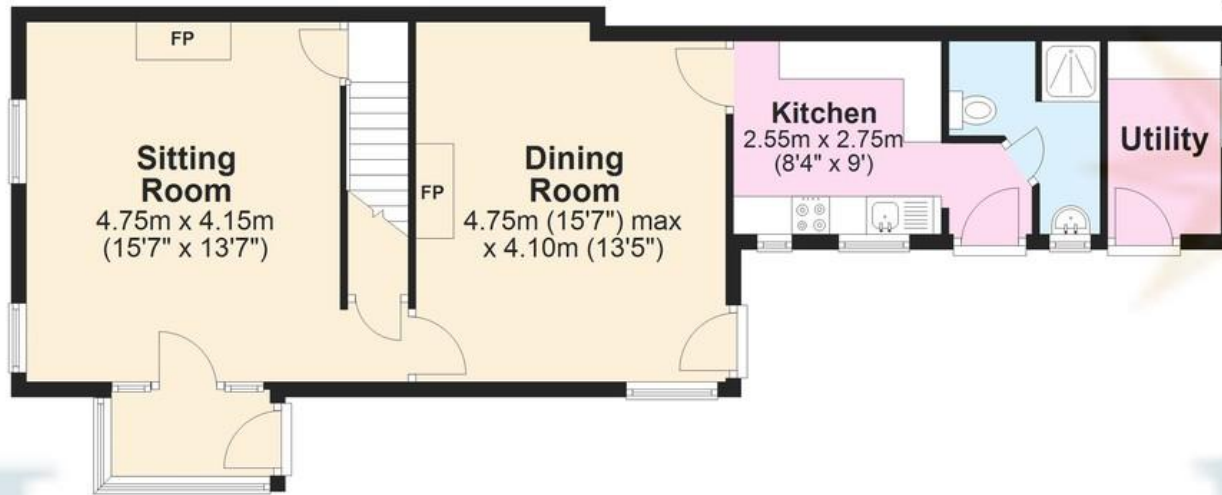


property where there is also currently space to park two vehicles off the road, with an additional space for a smaller vehicle on the driveway to the front of the property.



## Ground Floor

Approx. 62.9 sq. metres (676.8 sq. feet)



## First Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



## Second Floor

Approx. 16.4 sq. metres (176.8 sq. feet)



Total area: approx. 115.7 sq. metres (1245.6 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.