



**Hayward  
Tod**

**4 bed, 3 bath Detached House | Grey Gables | Wetheral | Carlisle | CA4 8JG**

**Price £1,250,000**





An exceptional detached contemporary dwelling in generous landscaped gardens with open aspect at the rear. Prime location within our region's most desirable village convenient for the M6, Carlisle and Lake District. Easy walk to village shop, café, pubs, restaurants, leisure club and railway station.

### DESCRIPTION

We are delighted to present this exceptional detached residence, a truly rare opportunity within the local marketplace. Individually designed and constructed to an outstanding specification, this contemporary home showcases the finest craftsmanship and premium materials throughout, both inside and out. From its striking architectural design and impressive kerb appeal to its beautifully landscaped gardens, every aspect of this landmark property has been thoughtfully considered. Step inside and you'll discover a meticulously crafted interior that effortlessly combines luxury, style, and practicality.

At the heart of the home is the spectacular open-plan living, dining and kitchen space. This stunning room features a sunken seating area and an almost fully glazed rear elevation, flooding the space with natural light while providing seamless access to the terrace, landscaped gardens and picturesque rural views. Electric blinds offer both convenience and privacy, while the bespoke kitchen is superbly appointed with a large central island and an extensive range of high-quality integrated appliances.

Designed with flexibility in mind, every room has been carefully planned to maximise both comfort and functionality. The impressive sitting/cinema room provides the perfect setting for relaxation and entertainment, while the south-facing home office offers an ideal workspace filled with natural light.

The luxurious principal bedroom suite extends from the front to the rear of the property and benefits from a



spacious dressing room and an elegant en-suite bathroom. A generous guest bedroom also enjoys its own en-suite facilities, providing excellent accommodation for family or visitors.

Further enhancing the home's practicality are superb utility areas, including a dedicated laundry room and a separate boot room, ensuring everyday living is as effortless as it is stylish.

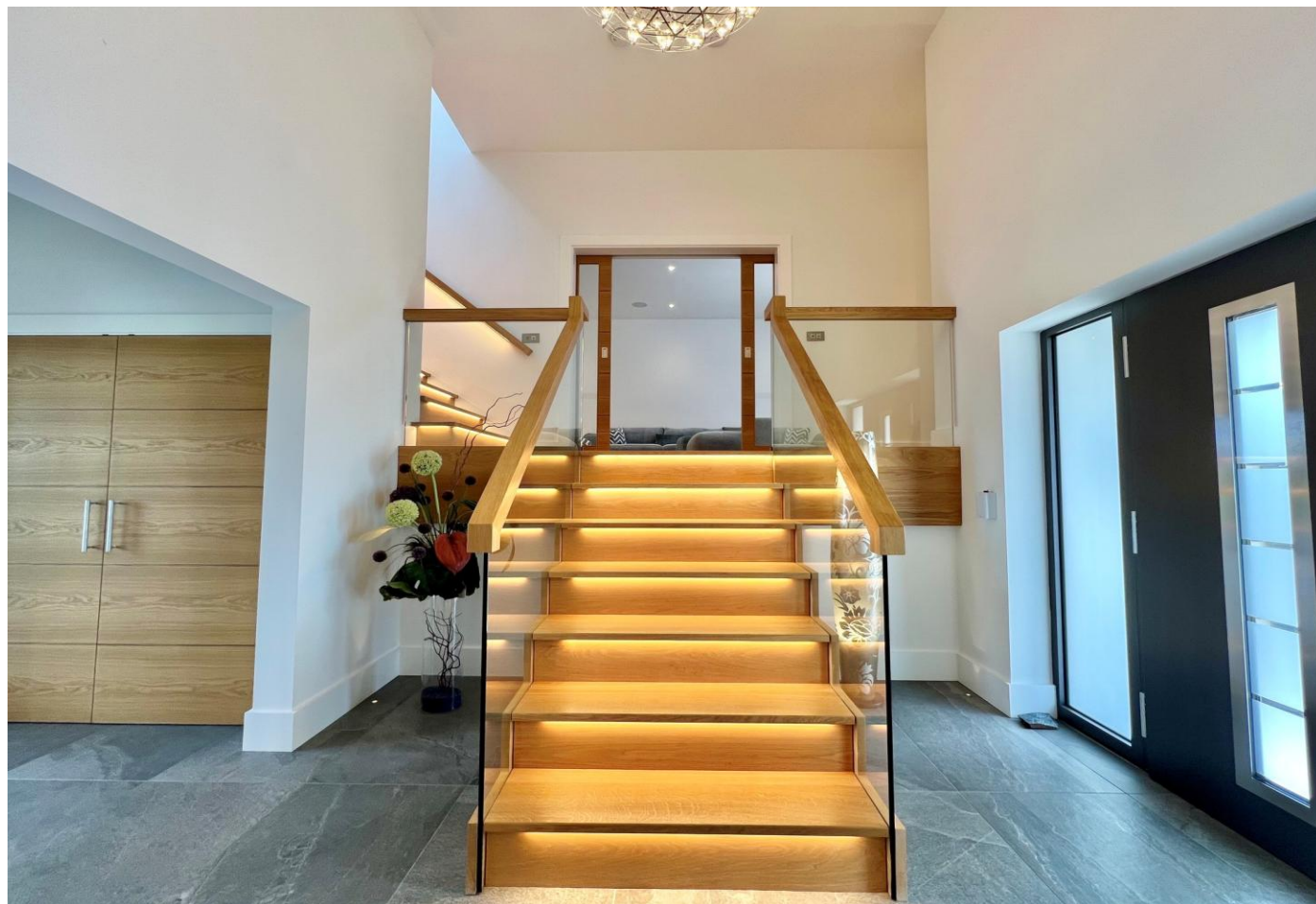
Occupying an enviable position close to the heart of the village, this remarkable home combines contemporary luxury with beautifully landscaped gardens and an attractive rural outlook, creating an outstanding property that is as impressive as it is unique.

#### WHY WETHERAL?

Wetheral is widely regarded as one of the region's most prestigious and sought-after villages, offering an exceptional blend of rural charm, historic character and everyday convenience.

Centred around its picturesque village green, Wetheral boasts an excellent range of amenities including a village shop and Post Office, a popular café, the highly regarded Fantails Restaurant, the traditional Wheatsheaf Inn, the historic parish church and priory dating back to around 1100, and the renowned Crown Hotel with its restaurant, public bar, leisure club and swimming pool. The village also benefits from its own railway station with regular services to Carlisle and Newcastle, together with a convenient local bus service.

Rich in history and surrounded by outstanding natural beauty, Wetheral is perhaps best known for its magnificent Victorian viaduct spanning the River Eden. A network of scenic riverside and countryside walks can be enjoyed directly from the village, making it an ideal location for those who appreciate the outdoors.



Despite its peaceful setting, Wetheral enjoys excellent transport links, with easy access to the A69, the M6 (Junctions 42 and 43), the Eden Valley, Hadrian's Wall, the Lake District National Park and the Scottish Borders.

The historic city of Carlisle lies just ten minutes away by car, offering an extensive selection of shopping, restaurants, cafés, cultural attractions and leisure facilities. Carlisle's West Coast Main Line station provides direct rail services to London in approximately 3 hours 20 minutes, as well as excellent connections to Glasgow, Manchester (including Manchester Airport), Birmingham, Edinburgh, Newcastle, the Lake District and West Cumbria, making Wetheral an outstanding choice for both commuters and those seeking a well-connected village lifestyle.

#### ACCOMMODATION SUMMARY

Ground Floor | Outstanding 70 Sq. m living kitchen | Laundry | Boot room | Office/Dining Room | Cloakroom | Hall and stairs | Half Landing leading to Cinema/sitting room | First floor | Bedrooms two and three - Guest bedroom with ensuite shower room | Luxurious bathroom | Second floor Bedrooms three and four | Superb master suite with dressing room and stunning ensuite | Bedroom 4 leading to Generous loft with potential | Large double garage with studio/gym space above | Landscaped gardens | Ample parking | All mains services | Gas central heating | Council Tax Band - F | EPC | rating - B | Freehold

#### APPROXIMATE MILEAGES

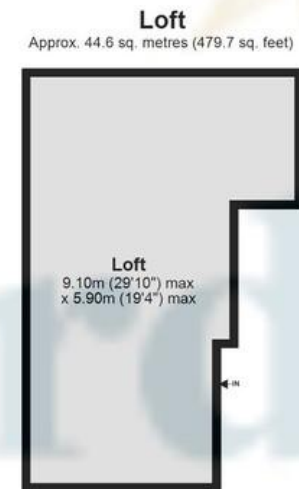
Village centre shop/PO 0.3 (5-minute walk) | M6 J43 2.6 | Carlisle Golf Club 2.7 | Central Carlisle - West Coast Mainline Station 4.7 | Solway Coast AONB - Bowness on Solway 17 | Lake District National Park - Caldbeck 17.5, Pooley Bridge Ullswater 26.3 | Newcastle International Airport 52.9







Total area: approx. 452.0 sq. metres (4865.3 sq. feet)



## Contact

6 Paternoster Row,  
Carlisle Cumbria CA3 8TT

01228 810 300  
info@haywardtod.co.uk  
haywardtod.co.uk

## 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.