



**Hayward
Tod**

2 Bedroom Cottage | Primrose Hill Nook | Wetheral | CA4 8HD
£325,000





Superb two bedroom cottage, tucked away in the heart of a desirable village. Beautifully finished throughout. Good living space and a pleasant low maintenance garden. A perfect home or an ideal holiday cottage or bolt-hole.

living room | kitchen | pantry | two double bedrooms | modern bathroom | low maintenance forecourt garden | double glazing | gas central heating | EPC E | council tax band B | all mains services connected | on street parking

APPROXIMATE MILEAGES

M6 J43 3.1 | Central Carlisle - Mainline Station 5.1 | Solway Coast AONB - Bowness On Solway 18.1 | Lake District National Park - Caldbeck 15.5, Ullswater 22.7 | Newcastle International Airport 53

WHY WETHERAL?

One of Carlisle's most sought after villages, Wetheral has a fantastic community and a good range of amenities whilst also being very well connected to the Carlisle and the wider region thanks to the proximity of the M6 & A69 as well as the railway station on the Carlisle-Newcastle line. The village boasts two public houses, a café and a restaurant as well as a Post Office shop and doctors surgery. There are riverside walks on the doorstep and the Lake District National Park is less than 30 minutes drive to the south.



ACCOMMOADTION

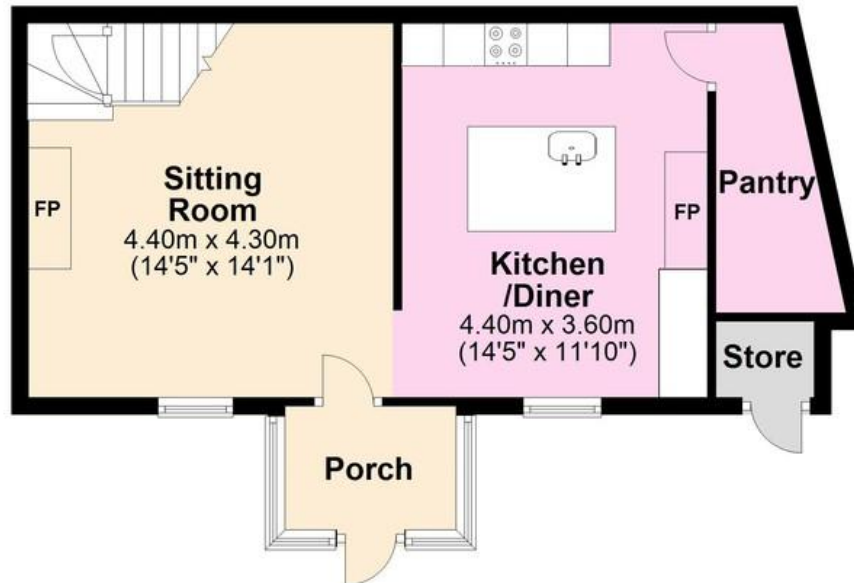
The beautifully presented accommodation benefits from a host of interesting features and character. The kitchen, with a range of integrated appliances has an island with quartz worktop and plinth lighting. The pantry, which is an incredible space, provides ample storage and has plumbing for the washing machine and the boiler. The living room with a feature fireplace houses a Clearview wood burning stove. To the first floor are two bedrooms, the larger has a feature fireplace, built in storage cupboard and wood panelling behind the bed. The second bedroom, another

comfortable double, also has wood panelling. The bathroom has underfloor heating and is fully tiled. There is a large walk-in shower, towel radiator and wall hung vanity unit. The garden, a beautiful south-west facing haven within the village, is fully landscaped and has a diverse range of established plants. There is a low maintenance artificial lawn, an attractive water feature and paved patio. Additionally there is garden store and log store. Parking is available on-street. The property can be purchased with the furniture in situ should the incoming buyer wish to retain it.



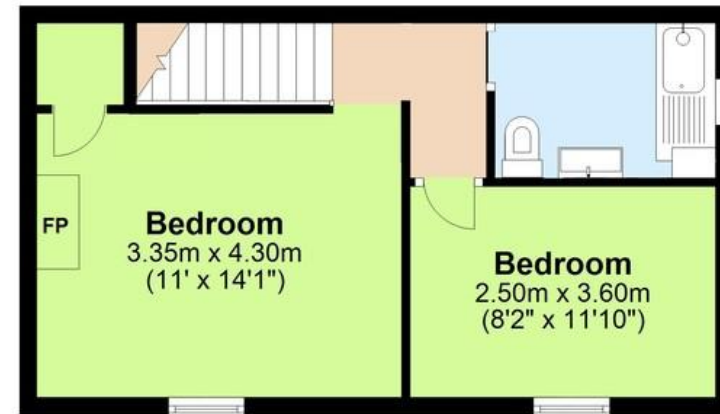
Ground Floor

Approx. 43.9 sq. metres (472.6 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



Total area: approx. 79.2 sq. metres (852.9 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.