



**Hayward
Tod**

5 bed, 2 bath Detached House | Bankfoot | Laversdale | Carlisle | CA6 4PJ

Guide Price £450,000





A superb five bed detached home incorporating a granny annex suitable for Air BNB or holiday let. Upgraded and improved with contemporary kitchen and shower rooms. Detached garage. Convenient location.

APPROXIMATE DISTANCES IN MILES

Carlisle 7.5 | Carlisle Lake District Airport 2.5 | Brampton 5.5 | Hadrian's Wall UINESCO Site – Birdoswald Fort 12 | Lake District – Ullswater 30 | Newcastle International Airport 52

ACCOMMODATION SUMMARY

Entrance lobby and stairs | Living room | Sitting room | Fitted kitchen and breakfast area | Utility/annex kitchen | Entrance hall/annex | Shower room | Bedroom four | Bedroom five | First floor landing | Double bedrooms one, two and three | Luxury shower room | Corner site | Walled courtyard | Ample parking | Detached garage with electric door | Council tax band E | Energy Performance Rating D | Mains water, electricity and drainage | Oil central heating | Underfloor to ground floor (radiators to annex) | Freehold

DESCRIPTION

Bankfoot is an outstanding modern detached home, beautifully presented and comprehensively modernised in recent years to a high standard. The result is a stylish and highly versatile property ideally suited to a wide range of buyers. The thoughtfully designed accommodation offers remarkable flexibility, making it equally suitable for a growing family or for purchasers seeking independent accommodation for a relative, guest suite or the opportunity to generate an income through an Airbnb, holiday let or assured tenancy.

The principal accommodation comprises three well-proportioned first-floor bedrooms served by a contemporary family bathroom. On the ground floor are two excellent reception rooms together with a superb, fitted kitchen incorporating a breakfast area, creating an ideal space for

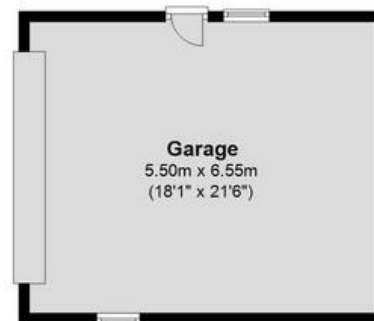
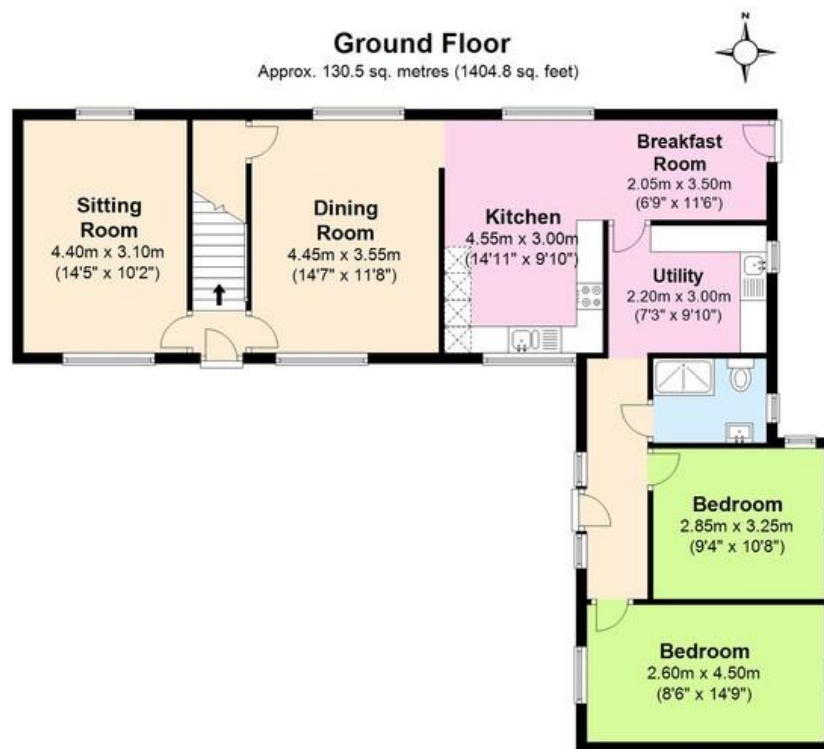
both everyday living and entertaining. Leading directly from the breakfast area is a self-contained single-storey wing offering tremendous potential. It currently provides two bedrooms, a luxurious bathroom and a well-appointed utility room. The utility has fitted units, with the plumbing and services already in place behind the cabinetry, allowing it to be converted into a fully functioning kitchen with minimal work. Once completed, the connecting door could simply be locked, enabling one of the bedrooms to become a comfortable sitting room and create an independent one bedroom annex.

Occupying a manageable corner plot, Bankfoot benefits from an attractive, low-maintenance garden and a secure gated courtyard providing generous off-road parking. The courtyard gives access to a substantial detached garage with an electrically operated remote-control door. A door from the breakfast area opens onto a delightful, landscaped rear garden, providing an attractive and private outdoor space in which to relax and entertain. Bankfoot is a fine modern detached home offered in good order.

LOCATION

Laversdale is a small and attractive village set amidst open countryside while enjoying excellent accessibility. The location offers convenient access to Carlisle, Brampton, the A69 and the M6 motorway, making it ideal for commuters. Some of the region's finest landscapes and heritage attractions are within easy reach, including the Eden Valley, Hadrian's Wall World Heritage Site and the North Pennines National Landscape. The Lake District National Park is also within an easy drive. Carlisle provides an extensive range of shopping, leisure and educational facilities together with a station on the West Coast Main Line, offering fast and frequent services to London Euston in approximately three hours and twenty minutes.





Total area: approx. 183.9 sq. metres (1979.9 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.