



**Hayward
Tod**

4 bed, 1 ensuite Detached House | Eden House | Plains Road | Wetheral | Carlisle | CA4 8JY
Guide Price £625,000





A fine four bed detached period dwelling with private south west facing garden beautifully situated in a prime location within our region's most desirable village. Offered in good order benefitting from a new roof, ensuite and bathroom. Excellent home office/gym.

ACCOMMODATION SUMMARY

Vestibule | Hall and stairs | Cloakroom | Generous sitting room | Spacious living/dining room | Breakfast kitchen | First floor rear gallery landing | Bedroom four | Main landing | Front double bedroom one with new ensuite shower room | Front double bedroom two | Side double bedroom three | New family bathroom | Private south west facing rear garden | Front garden with ample parking | Side courtyard | Detached home office/gym | All mains services | Gas central heating | Double glazing | Council Tax Band - F | EPC rating - D | Freehold

APPROXIMATE MILEAGES

Village centre 0.3 | Carlisle Golf Club 2.2 | M6 J43 2.7, J42 2.9 | Central Carlisle - Westcoast Mainline Station 4.7 | Brampton 6.4 | Solway Coast AONB - Bowness on Solway 17.7 | Lake District National Park - Caldbeck 16, Ullswater Pooley Bridge 23.7 | North Pennines AONB - Alston 25 | Newcastle International Airport 52.8 | Edinburgh 103



WHY WETHERAL?

Wetheral is one of our region's most desirable and sought after villages enjoying a broad range of excellent amenities located on or around the village green. These include a village shop and Post Office, popular coffee shop, Fantails Restaurant, Wheatsheaf Pub, Ancient church and priory dating to circa 1100, Crown Hotel with public bar, restaurant and leisure club with pool. Train station serving Newcastle and Carlisle. Bus service. Wetheral has an impressive Victorian Viaduct crossing high above the River Eden and beautiful river and countryside walks on the door

step. Convenient for main road - A69, M6 J42 and J43. Easy access for the Eden Valley, Hadrian's Wall, Lake District and Scottish Borders. The historic City of Carlisle is just 10 minutes by car where you will find a thriving café culture and a superb range of restaurants, social, leisure and retail opportunities. The West Coast Mainline Station serves London direct in around 3 hours 20 minutes and many other large centres including Glasgow, Manchester (and airport), Birmingham (and airport) and Cross Country to Edinburgh in around 1 hour 20 minutes.

DESCRIPTION

Eden House is a classic period home with strong kerb appeal. The property is offered for sale in excellent order and ready to occupy with no onward chain. Improvements include a new roof, ensuite and bathroom. The property is set back from the road and a generous forecourt provides parking for several cars. The traditional four-square accommodation is centred around the hall with parquet floor and period staircase. The living space is superb and includes two double length reception rooms both with front bay windows. The sitting room has French doors to the private rear garden. The dining/living room has access to a side patio and the breakfast kitchen. The fitted kitchen has a lovely aspect to the rear garden and a range cooker. The breakfast area features a large double height floor to ceiling window with gallery landing and skylights flooding the room with natural light. The four bedrooms and new family bathroom are on the first floor. The large main bedroom has two windows to the front elevation and a brand new ensuite shower room.

OUTSIDE

Attractive generous garden site in excess of 600 Sq. m. Front garden with lawn and border plus parking for several cars. Side patio and courtyard. Delightful enclosed private and sunny rear garden. Excellent detached home office, gym or garden room with slate roof, insulated and with electrics supplied.



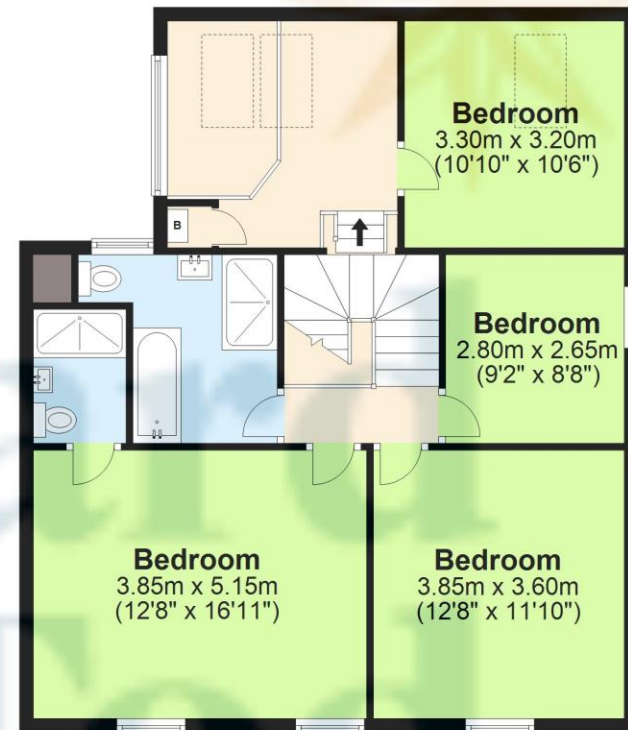
Ground Floor

Approx. 88.7 sq. metres (955.1 sq. feet)



First Floor

Approx. 77.7 sq. metres (836.8 sq. feet)



Total area: approx. 166.5 sq. metres (1791.9 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.