



**Hayward  
Tod**

**3 Bed Bungalow** | Clearways | Back Street | Cotehill | CA4 0DR  
**£250,000**







An impressive modernised bungalow providing deceptively spacious living. Three bedrooms, plus study. Living room, dining room and kitchen. Peaceful village with pub, accessible for Carlisle, M6 and Penrith.

entrance hallway | study | kitchen | dining room | living room | three bedrooms | shower room | front lawn | driveway | rear garden and patio | mains water, gas, electricity and drainage | double glazing | EPC D | Council tax band C | freehold

#### APPROXIMATE MILEAGES

Cumwhinton 1.8 | M6 motorway 3 | Carlisle 6.2 | Penrith - North Lake District 14 | Newcastle International Airport 56

#### WHY COTEHILL?

Situated just a short distance south of Carlisle and amongst rolling countryside the village remains readily accessible yet benefits from a peaceful rural setting. Convenient for access to Carlisle, the M6 and A6, as well as Penrith. The village has a popular pub and a church. There is a primary school in the nearby village of Cumwhinton. The village is also served by bus, providing access to Carlisle. Carlisle Golf Club is a short drive to the north and for those wishing to access the wider region, the Lake District, Hadrian's Wall and Solway Coast are all within 30 minutes drive.

#### ACCOMMODATION

Deceptively spacious and fully modernised by the current owners, the property offers three bedrooms plus a study, providing plenty of flexibility. There is a modern kitchen which is open to a dining area, with additional seating space and access to the rear garden via glazed doors. The living room, also at the rear of the property, has a multi fuel stove. There is a large shower room adjacent to the bedrooms. Two of which are double rooms, and the third currently utilised as a dressing room is a comfortable single. To the front of the property is a small lawned garden and





driveway parking underneath a carport. At the rear there is a low maintenance garden comprising large patio area and lawn.



FLOOR PLAN TO FOLLOW

## 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.