



**Hayward
Tod**

6 Bed, 4 Bath House | Waters Meet | Warwick Bridge | Carlisle | CA4 8RT
Offers In Region Of £550,000





An impressive and interesting detached home over three floors, built by renowned local builders McKnight, offering spacious and flexible living to suit a large or multigenerational family. Pretty riverside aspect to rear and large wrap around garden.

entrance hallway | ground floor en-suite bedroom/study | dining room | living room | breakfast kitchen | utility | first floor sitting room/bedroom 2 | bedroom 3 | en-suite bedroom 4 | family bathroom 1 | second floor - beds 5 and 6 | family bathroom 2 | driveway parking | wrap around rear garden and patio | double glazing | gas central heating | mains water, electricity and drainage | EPC C | council tax band F | freehold

APPROXIMATE MILEAGES

Carlisle 5 | Brampton 4.5 | M6 3 | primary school 0.4 | shop 0.1

WHY WATERS MEET?

A surprisingly peaceful cul-de-sac tucked away right in the heart of Warwick Bridge and Corby Hill. Just a short walk from a Co-op, café and convenience store as well as a renowned local butchers, primary school and church. The property is also close to public transport with a bus stop connecting to Carlisle, Brampton and Newcastle just a short walk from the door. The wider region is readily accessible as well, with the M6 being just a 5 minute drive to the east and the A69 connecting to Newcastle just moments to the west.

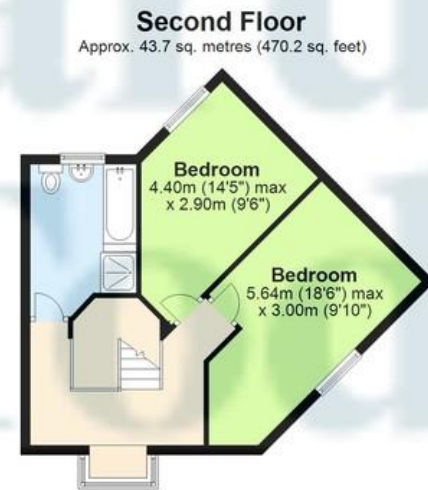
ACCOMMODATION

Spacious throughout the property layout allows for a great deal of flexibility with a ground floor en-suite bedroom which would be ideal for guests or a dependant relative, that said it would make an equally good home office or playroom. There is a quality kitchen with granite tops, a pantry cupboard and utility. A good size dining room acts as the hub of the ground floor and a short flight of steps lead



down in to the triple aspect living room which has double doors to the garden and enjoys a pleasant leafy aspect. To the first floor the flexibility of layout continues. There is currently a second triple aspect living room however this could easily be used as an additional double bedroom. The family bathroom on this floor is adjacent to this space and as such lends itself to the addition of an en-suite bathroom if desired. The family bathroom has both a bath and separate shower. There are another two double bedrooms on this floor, one of which has built in cupboards and the other, the current main bedroom has a triple aspect overlooking the garden and an en-suite shower room. Stairs lead up from the spacious first floor landing to the second floor where there are two further double bedrooms and a second family bathroom with both bath and shower. This second floor would make an ideal teenage retreat. Externally the property has a block paved driveway. At the rear there is a surprisingly large garden which wraps around the property and is flanked at the rear by one of the streams which give the cul-de-sac its name. The outlook towards the stream and trees is far more rural than the location would suggest and creates a wonderful peaceful setting.





Total area: approx. 252.0 sq. metres (2713.0 sq. feet)

Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

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