



**Hayward
Tod**

3 bed Detached Bungalow | East Lodge | Houghton House | Carlisle | CA6 4JN
Guide Price £350,000





An appealing three bed detached bungalow with well balanced accommodation circa 1,398 Sq. ft. Lovely rural setting close to Houghton village and M6.

ACCOMMODATION SUMMARY

Hall | Spacious living room | Large garden room | Fitted kitchen | Rear double bedroom one with modern ensuite shower room | Front double bedroom two | Front bedroom three | Study/bedroom four | Modern bathroom | Manageable lawned garden | Parking | Garage | Mains water | Compliant septic tank | Oil central heating | Double glazing | EPC rating - D | Council Tax Band - C | Freehold | Access via an unadopted lane

APPROXIMATE MILEAGES

Houghton Village Shop/PO 1.1 | J44 M6 1.5 | Retail Park - M&S 1.9 | Central Carlisle - Westcoast Mainline Station 4 | Solway Coast AONB - Bowness on Solway 15.2 | Lake District National Park - Caldbeck 18.8, Pooley Bridge 28.7 | North Pennines AONB - Alston 27.8 | Newcastle Airport 55.3

LOCATION

Beautifully tucked away down a 0.4 mile unadopted track in rural surrounds yet just 3 minutes from Houghton Village Shop and 4 minutes from the M6. Easy access to out region's area of natural and historic interest including Hadrian's Wall UNESCO World Heritage Site, Eden Valley, Lake District and Scottish Borders. Excellent nearby amenities including supermarkets and convenient for the regional capitol Carlisle and Westcoast Mainline for London in around 3 hours 20 minutes.

DESCRIPTION

An attractive detached bungalow with an impressive contemporary interior including a wonderful garden room with extensive glazing to the private garden and view. The property is offered in good order having three bedrooms, a



modern bathroom and a study. The main bedroom has a smart ensuite shower room. The living space is excellent. The spacious living room has a stove and features a large floor to ceiling window. Glass double doors access the stylish contemporary kitchen with an island, sleek quartz worktops and a Quooker Tap. Integral appliances include a wall oven, microwave, warming draw, dishwasher and American style fridge freezer. The garden room has high ceilings and windows to three elevations. The pleasant lawned gardens are open to the big rural view. The garage is at the rear with a right of access over a neighbours back lane.



Ground Floor

Approx. 155.6 sq. metres (1674.9 sq. feet)



Total area: approx. 155.6 sq. metres (1674.9 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.