



**Hayward  
Tod**

**7 bed, 7 bath Detached House | The Old Rectory | Bowness on Solway | Nr Carlisle | CA7 5AF**  
**Guide Price £795,000**





A most desirable detached dwelling circa 4,441 Sq. ft with large garden in a pretty coastal village handy for Carlisle and Lake District. Charming beautifully appointed accommodation featuring Arts and Craft period detail. 7 bed. 7 bath. Excellent living space. Private aspect.

#### ACCOMMODATION SUMMARY

Generous reception hall | Cloakroom | Sitting room | Dining room | Large fitted kitchen | Utility | Annex Bedroom seven | Shower room | Office | Superb garden/living room | First floor landing | Rear bedroom one with ensuite bathroom | Side bedroom two with ensuite shower room | Side bedroom three with ensuite shower room | Front bedroom four with ensuite shower room | Front bedroom five with ensuite bathroom | Side bedroom six with ensuite shower room and dressing room | Delightful gardens circa 0.9 acres with ample parking, outbuilding and shed | EV charging point | Oil central heating | Mains drainage | EPC rating - C | Council Tax Band - A (will be updated after completion) | Freehold

#### APPROXIMATE MILEAGES

Village pub 0.1 (2 minute walk) | Foreshore 0.3 (6 minute walk) | Central Carlisle - Westcoast Mainline Station 13.7 | Allonby Beach 20 | Lake District National Park - Caldbeck 17.7, Keswick 30, Pooley Bridge Ullswater 35.3 | Hadrian's Wall UNESCO Site - Birdoswald Roman Fort 31 | North Pennines AONB - Alston 42 | Newcastle International Airport 70

#### WHY BOWNESS ON SOLWAY?

This former vicarage is set in the picturesque village of Bowness-On-Solway in North Cumbria within the Solway Coast Area of Outstanding Natural Beauty. The village sits beautifully on the edge of the Solway Firth looking across to Scotland and is at the western end of Hadrian's Wall a UNESCO World Heritage Site. The area is renowned for its abundance of migrating bird life and is a peaceful area ideal



for walking and cycling. The village has a pub and other amenities including a primary school and a bus service to Carlisle. Communications are excellent with easy access to Carlisle, the M6, Lake District National Park and the beaches of West Cumbria. Carlisle station has direct services to many centres including London Euston in around 3 hours 20 minutes and Glasgow and Edinburgh in around 1 hour 20 minutes. The city has a growing café culture and an excellent variety of pubs, eateries and restaurants. Newcastle International Airport is a 1 hour 30 minutes by car.

### DESCRIPTION

The Old Rectory is a charming, detached dwelling circa 1921 with beautiful Arts and Crafts features. The property is in excellent order with a wonderful interior finished to a superb standard. The accommodation is comprehensive having generous living spaces and seven bedrooms and bathrooms, six of which are ensuite. One of the bedrooms is on the ground floor and along with an adjoining office and delightful garden/living room has the potential to create an annex. The front elevation and garden have a favourable southerly aspect.



# Bowness-on-Solway, Wigton, CA7

Approximate Area = 4441 sq ft / 412.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ncheom 2024. Produced for Christie Owen & Davies Plc. REF: 1178357



## 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.