



**Hayward
Tod**

4 bed Detached House | Orchard Cottage | The Green | Wetheral | Carlisle | CA4 8ET
Offers In The Region Of £485,000





A fine four bed detached house with private rear garden beautifully situated within a conservation zone overlooking The Green in one of our region's most desirable villages. Fantails restaurant, coffee shop, village shop and PO plus riverside walks and an impressive Victorian viaduct are all on the doorstep.

ACCOMMODATION SUMMARY

Entrance porch | Spacious entrance hall and stairs | Charming sitting room | Separate dining room | Breakfast kitchen | Utility room | Rear lobby | SWC | First floor landing | Front double bedroom one | Side double bedroom two | Side double bedroom three | Rear single bedroom four | Generous bathroom | Attractive front garden | Driveway | Detached garage | Patio | Steps to west facing lawned garden | All mains services | Gas central heating | Council Tax Band - E | EPC rating - E | Freehold

APPROXIMATE MILEAGES

M6 South J42 2.6, North J43 3 | Carlisle Golf Club 2.5 | Central Carlisle - Westcoast mainline station 5 | Brampton 6.5 | Hadrian's Wall UNESCO Site - Birdoswald Fort 14 | Lake District National Park - Caldbeck 15.5, Pooley Bridge Ullswater 23.4 | Solway Coast AONB - Bowness on Solway 18, Allonby Beach 29 | North Pennines AONB - Alston 25 | Newcastle International Airport 52.6



WHY WETHERAL?

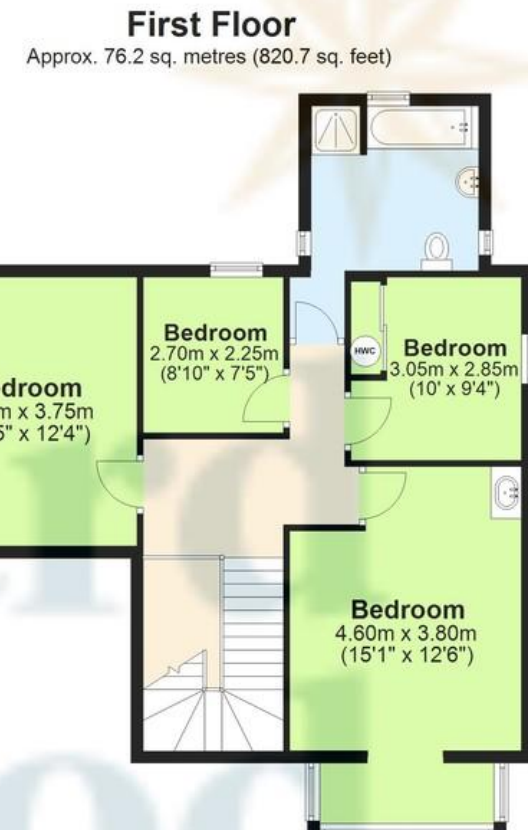
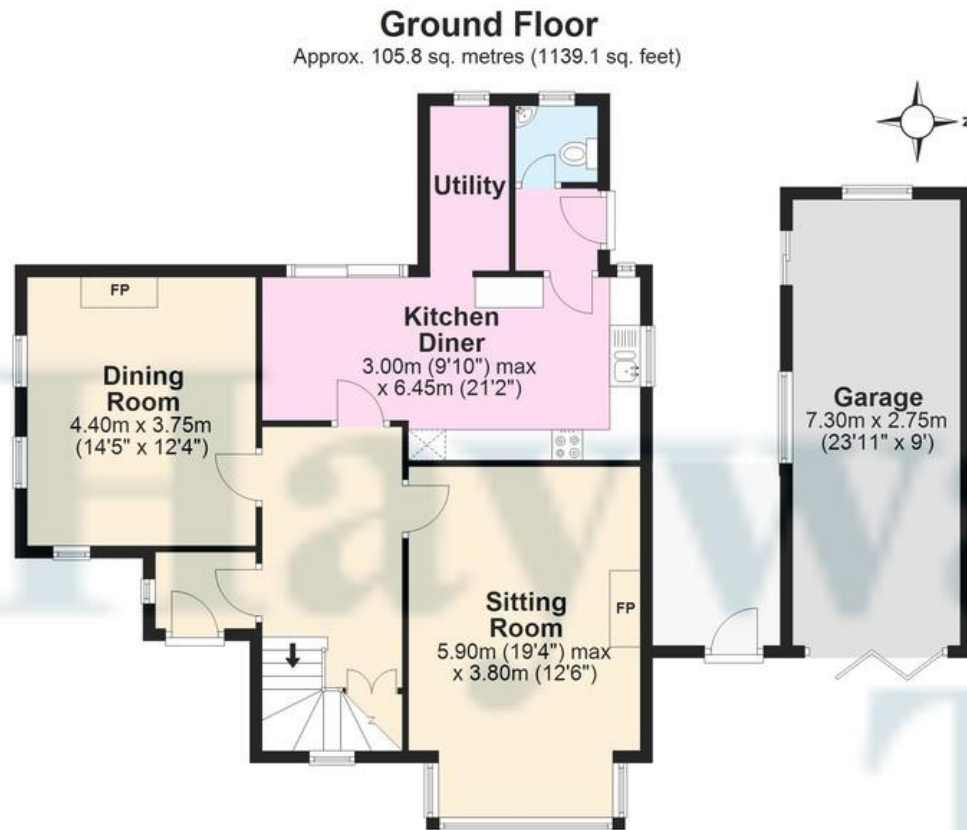
One of Carlisle's most desirable and sought after villages, Wetheral offers a superb range of local amenities including two Pub's, a restaurant, village shop and Post Office, café, hairdressers and doctors surgery, as well as being served by both bus and rail. The main road network is close to hand with the M6 and A69 being within a few minutes drive. The village has an active social community with events in village hall and around The Green. The pretty village is situated above the River Eden providing a wide range of riverside walks and the impressive Victorian viaduct provides an outstanding short walk across the river to the neighbouring

village of Great Corby and primary school. The historic City of Carlisle has a growing café culture and superb range of amenities including great restaurants, pubs and retail options. The historic station has direct services to London in around 3 hours 20 minutes, plus Glasgow and Edinburgh in around 1 hour 20 minutes, Lake District, Newcastle and Manchester.

DESCRIPTION

An attractive detached property with kerb appeal and character located in the heart of the village. An impressive hall and staircase set the tone and reflect the period beautifully. The living space is superb and features a charming sitting room with fireplace and wide bay overlooking the front garden and village green. The dining room makes an excellent second reception space and it has a fireplace and windows to the south and west. The kitchen at the rear has ample space for living or dining. The four bedrooms and bathroom are on the first floor. The bathroom is fully tiled and has a modern white suit including a bath and separate shower. The property has the benefit of gardens to the front and rear. The driveway provides parking and access to the detached garage. There is scope on this side of the property to extend if desired.





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.