



**Hayward
Tod**

2 bedroom Detached Cottage | Holly Cottage | Brunstock Lane | Houghton | Carlisle | CA6 4JE
Guide Price £250,000





An attractive and interesting two bed detached cottage circa 1840 set in a generous private garden with the benefit of a detached double garage. Convenient location on the fringe of Houghton Village, handy for the M6 and Carlisle.

ACCOMMODATION SUMMARY Sitting room | Kitchen | Snug room | Double bedroom one | Shower room | First floor double bedroom two | Detached double garage | Generous garden | Rear patio | Double glazing | Air source heat pump | Electric heating | Mains water and electricity | Private drainage to treatment plant | Council Tax Band - B | EPC rating - E | Freehold

APPROXIMATE MILEAGES Houghton village centre 0.5 | Central Carlisle 3.2 | M6 Junction 44 1.4 | Hadrian's Wall UNESCO World Heritage Site - Birdoswald Fort 15.3 | Solway Coast AONB - Bowness on Solway 15.2 | Lake District National Park - Caldbeck 16, Pooley Bridge Ullswater 28.6 | Penrith 24.7 | North Pennines AONB - Alston 27.8 | Newcastle International Airport 55.3

WHY HOUGHTON? Excellent fringe village just a few minutes from Carlisle and the M6 at Junction 44. Good local amenities including a primary school, church, village hall, public house, tea room, village shop/PO and eatery. Nearby is Houghton Hall Garden Centre and a variety of business and retail outlets including an M&S Food Hall just off J44. Carlisle provides excellent facilities and has a growing café culture, various restaurants, pubs and places of entertainment. Frequent, direct trains to London in around 3 hours 20 minutes, Glasgow and Edinburgh in around 1 hour 20 minutes, Manchester and airport. The region's many areas of natural and historic interest are all readily accessible.

DESCRIPTION A most attractive detached period cottage originally part of the Houghton Hall Estate located near the church on the fringe of a good village with amenity. Circa

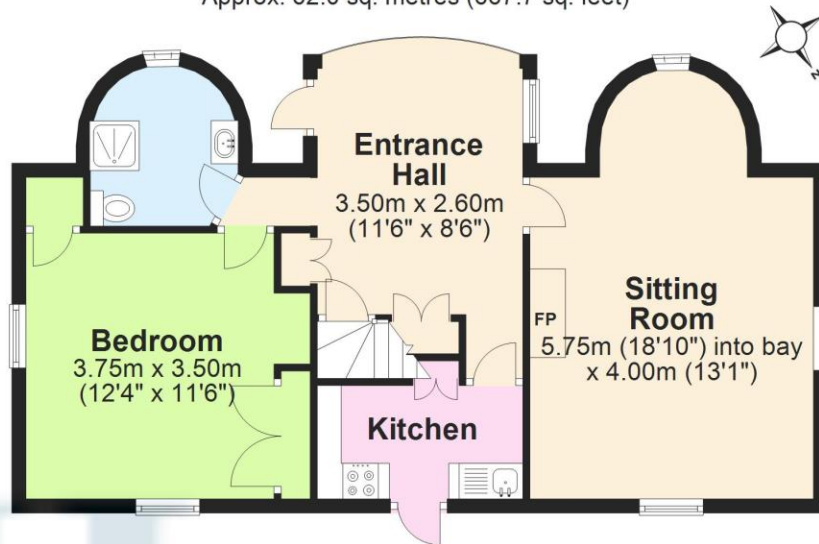


1840 the property has been modernised but retains considerable charm and character. The living space works well and includes a sitting room with large log burner and a dining room with a wide bay and window seat. The southerly aspect is bright and open. The fitted kitchen is small but perfectly formed. Also on the ground floor is a double bedroom with dual aspect and a modern shower room with electric underfloor heating and towel rail. On the first floor is a second double bedroom with a bowed window. The gardens compliment the property well and include lawns, small wooded areas and an excellent south facing patio next to a small stream. A detached double garage completes the picture.



Ground Floor

Approx. 62.0 sq. metres (667.7 sq. feet)



First Floor

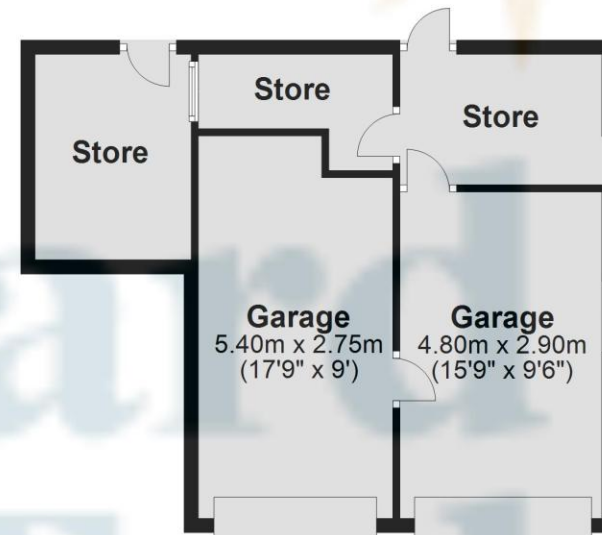
Approx. 17.9 sq. metres (192.4 sq. feet)



Total area: approx. 125.3 sq. metres (1348.4 sq. feet)

Outbuilding

Approx. 45.4 sq. metres (488.4 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.