



**Hayward
Tod**

3 bed, 2 bath Detached House | Hartside | Aglionby | Carlisle | CA4 8AG
Guide Price £350,000





Exciting renovation project to restore and transform this attractive 3 bed, 2 bath detached property set in generous grounds circa 0.6 acres. Period features. Impressive hall. Large living rooms. Private south facing gardens. Walk to Carlisle Golf Club. Convenient for M6, Carlisle and Lake District.

ACCOMMODATION SUMMARY

Open Porch | Entrance hall and stairs | Sitting room | Dining room | Kitchen diner | Garden room | First floor landing | Rear double bedroom one | Rear double bedroom two | Rear double bedroom three | Modern bathroom one | Bathroom two | Sauna | Generous 0.6 acre site | Two single garages | Greenhouse | Mains water and electric | **Septic tank is not compliant and will need to be replaced** | **Mains drainage is not available** | Council Tax Band - F | EPC rating - F | Freehold

APPROXIMATE MILEAGES

Carlisle Golf Club 0.4 (9 minute walk) | Central Carlisle Westcoast Mainline Station 2.6 | M6 J43 0.4 | Tesco 1 | Lake District National Park - Caldbeck 16.2, Pooley Bridge Ullswater 23.6 | Solway Coast AONB - Bowness on Solway 15.4 | Hadrian's Wall UNESCO Site - Birdoswald Fort 13.7 | North Pennines AONB - Alston 25.5 | Newcastle Airport 53.1

LOCATION

Convenient location near J43 of the M6 just east of Carlisle, handy for the A69 Newcastle and M74 for Scotland. Less than four minutes by car from Tesco, Pioneer Food Hall and Café and business park. Carlisle provides an excellent range of services along with a strong provision of good pubs and eateries, coffee shops and restaurants. The station provides many direct services including to London Euston in around 3 hours 20 minutes, Glasgow and Edinburgh in around 1 hour 20 minutes. Other direct services include to Newcastle, Lake District, Manchester and airport, and Birmingham. Newcastle International Airport is a little over 1 hour by car.



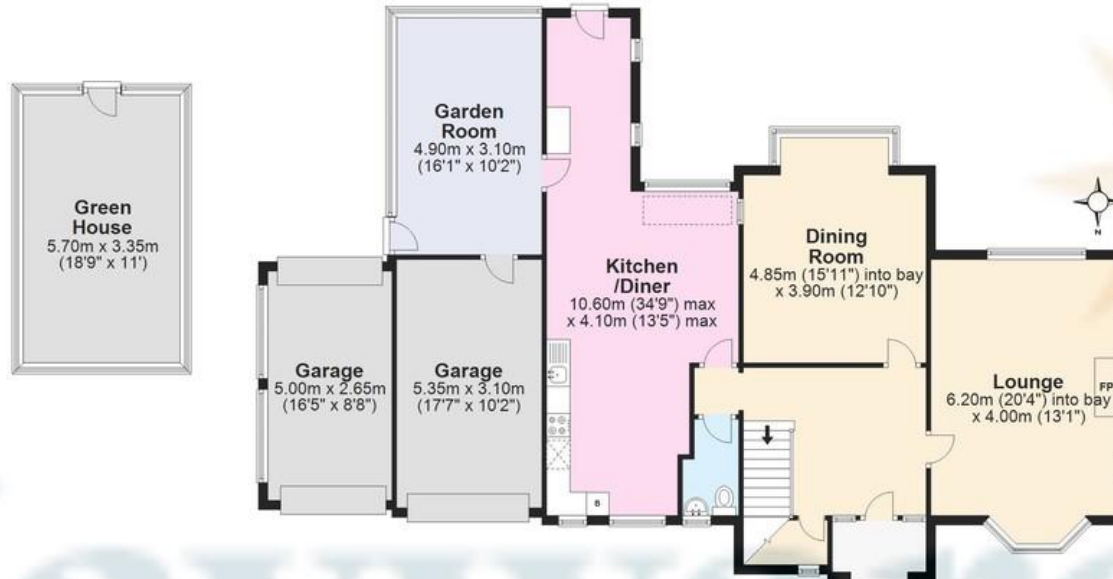
DESCRIPTION

Hartside is an attractive property with huge potential and worthy of investment which should reward. The property is set back and screened from the A69 in large private grounds. The house has style and genuine character and at around 2,000 Sq. ft provides a great opportunity. There is scope to extend (subject to permission) given the large gardens. The existing layout provides on the ground floor two spacious living rooms, a large kitchen diner, garden room and cloaks. The sitting room has a bay and dual aspect and along with the dining room has a bright private aspect to the rear (south). On the first floor are three bedrooms, two bathrooms and a sauna.



Ground Floor

Approx. 157.8 sq. metres (1698.7 sq. feet)



First Floor

Approx. 92.2 sq. metres (992.0 sq. feet)



Total area: approx. 250.0 sq. metres (2690.7 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.