



**Hayward  
Tod**

**3 Bedroom Semi Detached** | Kershopefoot | Newcastleton | TD9 0TJ  
**Offers In Region Of £140,000**







A deceptively spacious three bed semi, right on the doorstep of open countryside, riverside walks and within close proximity Kershope and Kielder Forests. Set amongst the rolling countryside of the Scottish Borders, close to Newcastleton and Canonbie.

entrance hall and stairs | ground floor shower room and W.C. | kitchen | living dining room | conservatory | three bedrooms | first floor bathroom | outhouses | garden | double glazing | oil fired central heating | mains water, electricity and drainage | EPC pending | council tax band A | freehold

#### APPROXIMATE MILEAGES

Newcastleton 3.4 | Cannonbie 7.5 | Longtown 12 | Carlisle 20

#### WHY KERSHOPEFOOT?

Dark skies ideal for stargazing, forests and countryside walks on the doorstep, a haven for a variety of wildlife; the perfect peaceful rural retreat. Kershopefoot has a lovely community feel and remains accessible despite its countryside setting. The village of Newcastleton is just minutes away by car as is the larger centre of Canonbie, which is itself just off the A7 providing easy access north through the Scottish Borders and south back to Carlisle and the M6 motorway at junction 44. Newcastleton has a primary school as does Canonbie, where there is also a Doctor's surgery.

#### ACCOMMODATION

Deceptively spacious and offered in good order throughout, the property has three bedrooms, two of which are good size doubles. The third bedroom is a generously proportioned single. There is a modern bathroom with shower over the bath. On the ground floor there is also a second shower room. The kitchen, whilst compact, is well appointed and not short of storage space. There is a large



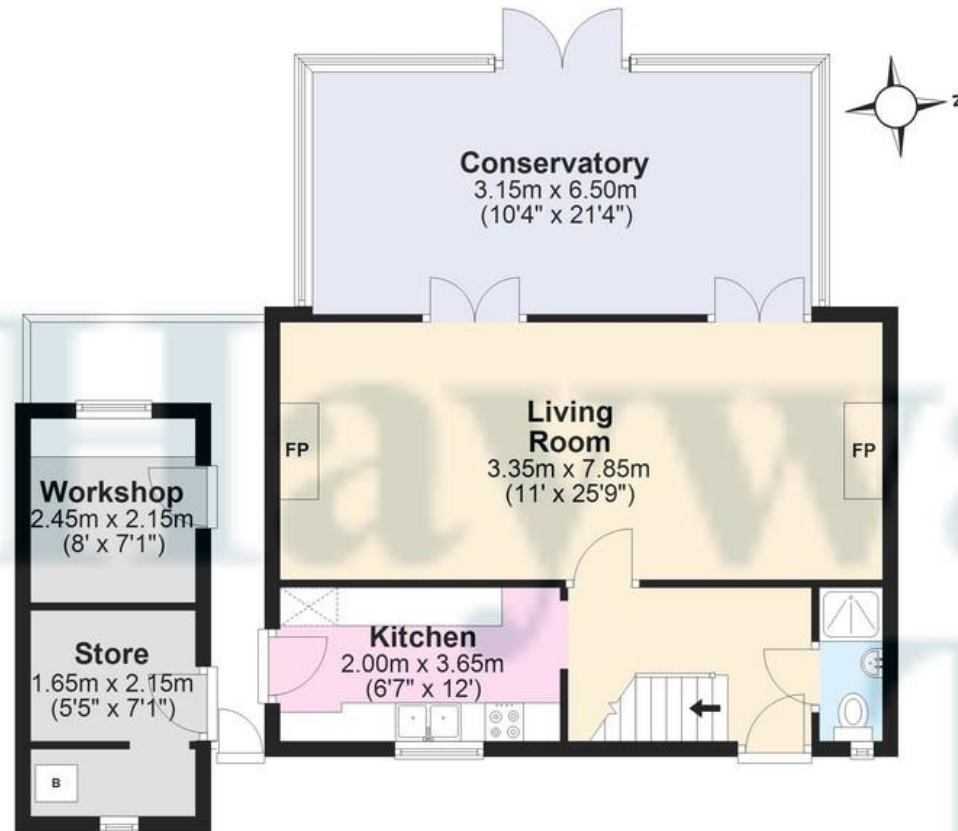


living dining room, with stoves at either end and two sets of double doors leading through to an equally large conservatory, with its own double doors out towards the garden. The garden, much like the house itself, is larger than expected and benefits from a pleasant outlook across the adjacent woodland. There are two brick built outhouses at the side of the property providing storage. Parking is on street to the front of the property but is unrestricted and ample.



## Ground Floor

Approx. 75.6 sq. metres (813.4 sq. feet)



## First Floor

Approx. 43.6 sq. metres (468.8 sq. feet)



Total area: approx. 119.1 sq. metres (1282.1 sq. feet)

## Contact

6 Paternoster Row,  
Carlisle Cumbria CA3 8TT

01228 810 300  
[info@haywardtod.co.uk](mailto:info@haywardtod.co.uk)  
[haywardtod.co.uk](http://haywardtod.co.uk)

## 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.