



**Hayward  
Tod**

**3 Bedroom, 2 Bath Detached Bungalow** | Elm Garth | Wetheral | CA4 8LB  
**Offers In Excess Of £530,000**





Perfectly positioned, spacious detached bungalow in a large private plot. Great living space including large kitchen diner with AGA. En-suite main bedroom. Walking distance to amenities in a sought after village.

entrance hall | living room | dining kitchen | family bathroom | en-suite main bedroom | two further bedrooms | paved driveway | large garden | double glazing | gas central heating | mains water, gas, electricity and drainage | EPC pending | council tax band D | freehold

#### APPROXIMATE MILEAGES

village centre and railway station 0.5 | M6 motorway 2.5 | Carlisle 4.5 | Penrith - North Lake District 18 | Newcastle International Airport 53

#### WHY WETHERAL?

One of the region's most desirable villages, Wetheral has a range of amenities, including a village shop, café and Post Office, a hotel with a leisure club and pool, pubs, restaurants, a doctors' surgery, dental practice, Community Centre and hairdresser. Carlisle and Brampton golf clubs are in easy reach, as is the village Bowls Club. With its historic village green, its ancient church and priory, riverside walks along the Eden and National Trust Woods, Wetheral has a distinctive and peaceful village feel. The village is conveniently located for access to the wider region, including the Lake District, Hadrian's Wall and the Scottish Borders, thanks to the proximity of the M6 and A69. There is also a bus service to Carlisle, and a picturesque railway station on the Carlisle-Newcastle line, allowing for fast connections to London, Manchester and Scotland.

#### ACCOMMODATION

Spacious throughout having benefitted from previous extensions the property provides ample living space. An entrance porch opens out in to the inner hallway. A pleasant dual aspect sitting room at the front of the

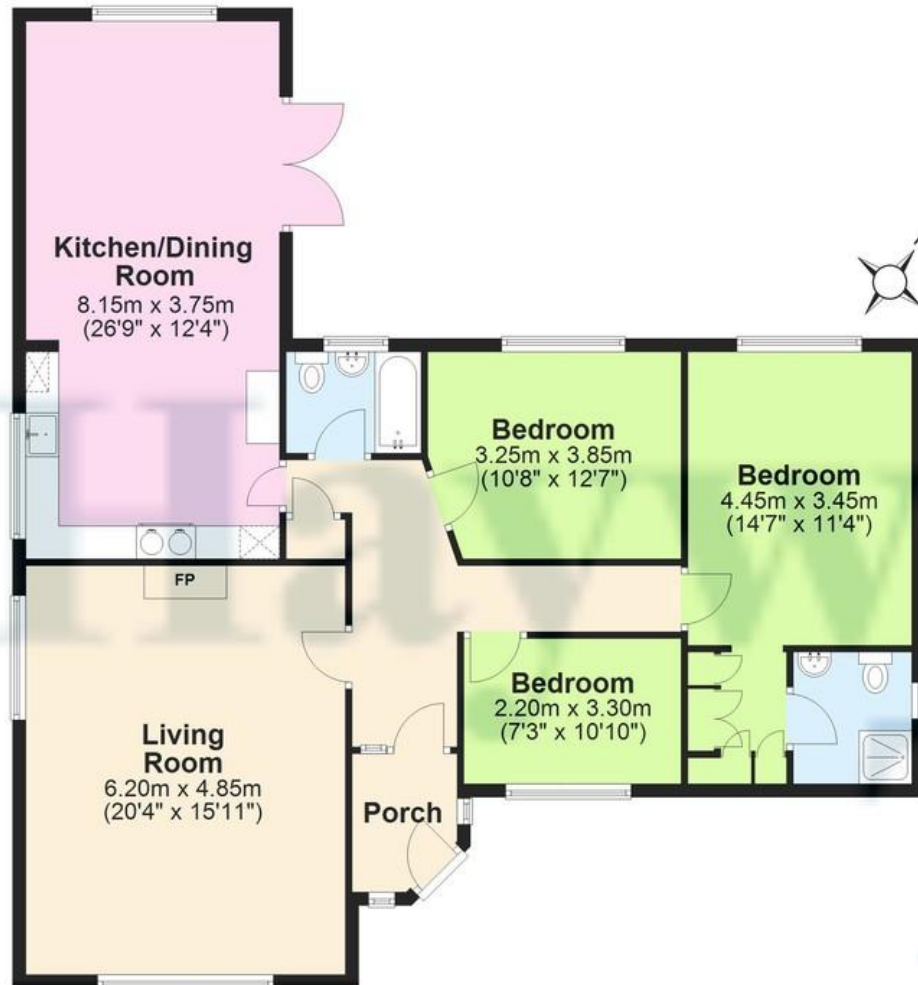


property has a traditional style gas fire and overlooks the front and side gardens. There is a generous kitchen dining living space to the rear, with a gas fired AGA. Patio doors open out from the rear of the space in to the large and private rear garden. The main bathroom is tiled and has a shower over the bath. There are three bedrooms, the largest of which at the far end of the property has a small dressing area with fitted wardrobes and an en-suite shower room. There is also a large ladder accessed loft space with gable end window and rooflight which currently provides ample additional storage but may lend itself to becoming extra accommodation, subject to obtaining the necessary permissions. Externally the property sits within a large but easily maintainable plot. There is a block paved, gated driveway to the front of the property and access round either side to the rear garden where there is also a paved patio.



## Ground Floor

Approx. 123.6 sq. metres (1330.1 sq. feet)



## Loft

Approx. 41.7 sq. metres (448.9 sq. feet)



Total area: approx. 165.3 sq. metres (1779.1 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.