



**Hayward
Tod**

3 Bedroom Barn Conversion | Brewery Court | Longburgh | Carlisle | CA5 6AF
£410,000





A spacious and interesting home in a courtyard setting tucked away in the pretty hamlet of Longburgh on the Solway Coast. Large garden. Attached garage.

entrance porch | open plan dining kitchen | living room | study | W.C. | large gallery landing | three double bedrooms including en-suite master | shower room | attached garage | large enclosed patio | generous garden | gravelled parking area | double glazing | mains water and electricity | private drainage | oil fired central heating | EPC D | council tax band C | freehold

APPROXIMATE MILEAGES

Burgh by Sands 1.4 | Carlisle 7 | Wigton 9 | M6 motorway 8 | Penrith - North Lakes 30 | Newcastle International Airport 65

WHY LONGBURGH?

An attractive hamlet nestled between the larger Burgh-by-Sands and the Solway Coast. Longburgh is a peaceful collection of homes that remains well connected to the wider region and also sits on the path of Hadrian's Wall. The nearby Burgh Marsh is a haven for wildlife with it being particularly noted for its birdlife. Burgh by Sands has a Pub and Church as well as an active social community and Primary School.

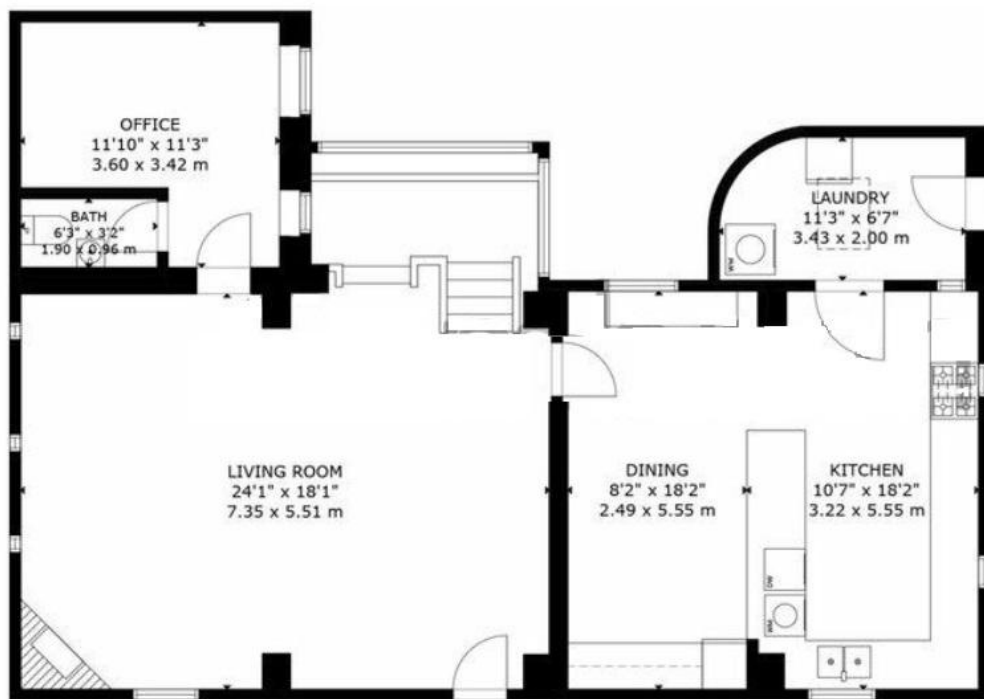
ACCOMMODATION

Deceptively spacious, the ground floor comprises a large kitchen diner with Aga and breakfast bar seating. There is a generous living room with stove; a door also provides access to the rear patio. The space is flooded with light thanks to an impressive glazed stairwell providing access to the first floor and giving the barn a contemporary edge. There is also an office and W.C as well as an entrance porch completing the ground floor space. On the first floor the bedrooms and bathroom are accessed from a large gallery landing which could be utilised in a variety of ways. The

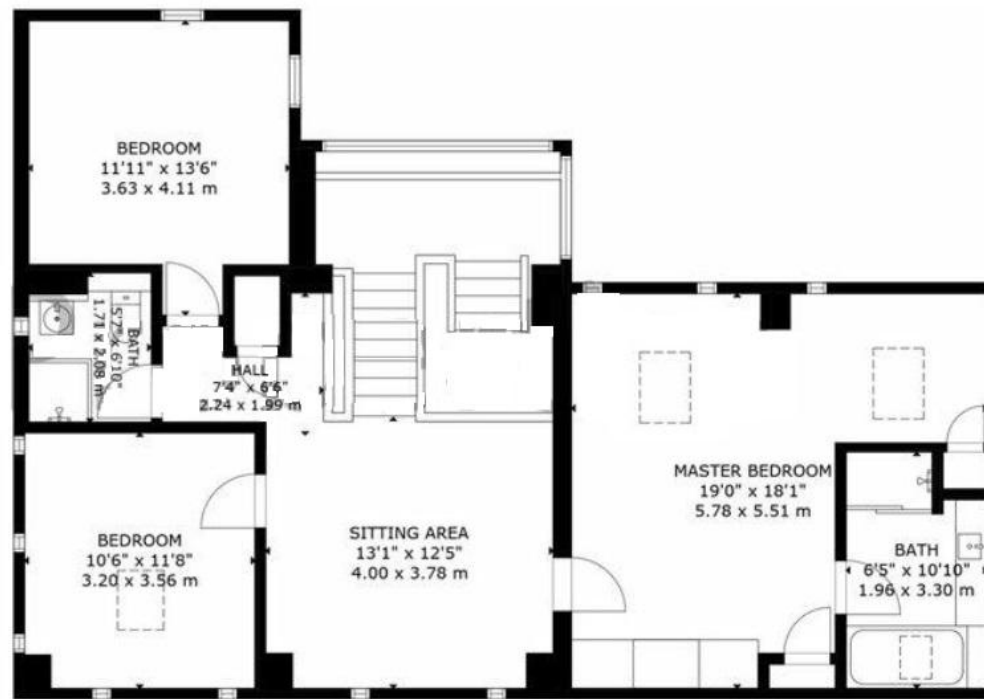


three bedrooms are all doubles with the largest having the benefit of an en-suite bathroom. In addition to the other two bedrooms there is also a modern shower room. The feeling of space is not limited to the inside, with the garden being some 0.3 acres and extending away from the property down towards the tree line. At the rear of the property is a large enclosed patio area. Ample parking is available in the shared courtyard at the front of the property and additional storage space is provided in the attached single garage.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 183 m²/1,975 sq ft
FLOOR 1: 101 m²/1,091 sq ft, FLOOR 2: 82 m²/884 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.