



**Hayward
Tod**

3 Bedroom Cottage | Townend Cottages | Rosley | CA7 8BZ

£295,000





An immaculate home on the northern edge of the Lake District, convenient for Carlisle, Penrith and Wigton. An ideal primary residence or an excellent second home to use as a base to explore the region.

APPROXIMATE MILEGAES

Carlisle 11 | Penrith 17 | Wigton 5 | Caldbeck 4 | Keswick 19 | Newcastle International Airport 66

Dining kitchen | sitting room | conservatory | entrance hall | three bedrooms | family bathroom | courtyard garden | off-street parking | double glazing | oil fired central heating | mains water, electricity and drainage | EPC E | council tax band B | freehold

WHY ROSLEY?

Sat at the base of Warnell Fell and ideally located for access to Carlisle, Penrith, Wigton and the Lake District, Rosley has a strong community thanks to the primary school, church and village hall. Amenities are close to hand in the nearby villages of Caldbeck and Dalston, with the larger market town of Wigton just a few miles by car, where there is also a popular secondary school. Rosley is the perfect base to explore our wider region thanks to its proximity to the main road network.

ACCOMMODATION

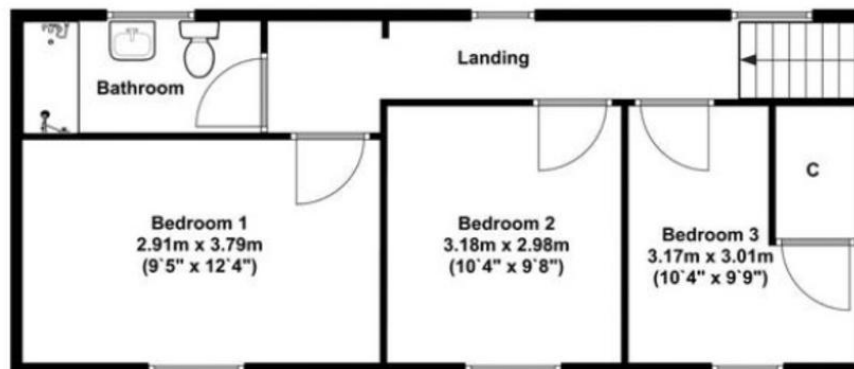
Offered in superb order throughout having been renovated and maintained to the highest standard. The property provides deceptively spacious accommodation and retains plenty of original character. There is a generous kitchen with a range of integrated appliances and space for dining. The sitting room, complete with multi-fuel stove in a feature fire place opens out to the conservatory providing a useful second living space as well as direct access to the low maintenance patio gardens. There is a good size storage cupboard in the hallway at the foot of the stairs. The landing, complete with exposed beams, provides access to



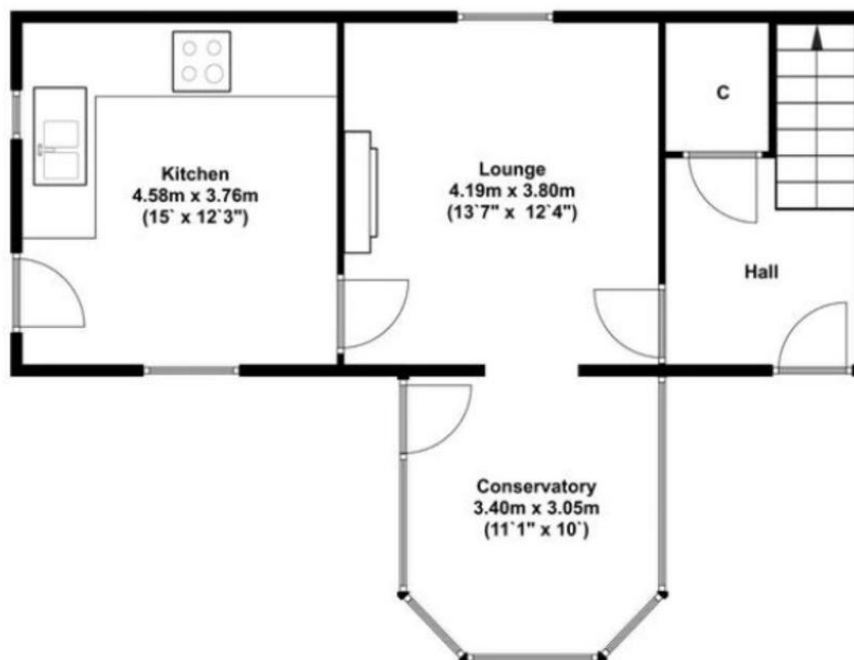
the bedrooms, all of which are a good size and the modern bathroom which has a shower over the bath and electric underfloor heating. Externally the property has allocated off-street parking and a gated, low maintenance patio garden.



First Floor
Approx. 44 Sq meters (144 Sq feet)



Ground Floor
Approx. 54 Sq meters (177 Sq feet)



Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtod.co.uk
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.