



**Hayward
Tod**

5 bed, 2 ensuite Detached House | 7 Priors Garth | Wetheral | Carlisle | CA4 8HJ
Guide Price £650,000





An attractive modern detached home sold as 'near new' beautifully situated within a small select close in our region's most desirable village which has excellent amenities. 5 beds including one on the ground floor. 2 ensuite. Superb living kitchen with private south and east facing garden aspect. Handy for Carlisle, M6 and Lake District.

ACCOMMODATION SUMMARY

Open porch | Hall and stairs | Living room | Kitchen/diner | Cloakroom | Utility | Family room or bedroom five with ensuite shower room | First floor landing | Rear bedroom one with fitted dressing room and ensuite shower room | Front bedroom two with ensuite shower room | Front bedroom three | Rear bedroom four | Family bathroom | South and east facing enclosed gardens | Private patio | Generous paved driveway and parking | Garage with electric door | EV charging point | Fine rear views particularly from the first floor | All mains | Gas central heating | Council Tax Band - E | EPC rating - B | Freehold

APPROXIMATE MILEAGES

Village shop 0.3 (6 minute walk) | M6 J42 2.5, J43 3.1 | Central Carlisle - West Coast Mainline Station 5.2 | Brampton 6.8 | Lake District National Park - Caldbeck 17, Pooley Bridge Ullswater 23.2 | Solway Coast AONB - Bowness on Solway 18.3 | Penrith - West Coast Mainline Station 19 | North Pennines AONB - Alston 25.5 | Newcastle International Airport 53

WHY WETHERAL?

Wetheral is one of our region's most desirable and sought after villages enjoying a broad range of excellent amenities located on or around the village green. These include a village shop and Post Office, popular coffee shop, Fantails Restaurant, Wheatsheaf Pub, Ancient church and priory dating to circa 1100, Crown Hotel with public bar, restaurant and leisure club with pool. Train station serving Newcastle



and Carlisle. Bus service. Wetheral has an impressive Victorian Viaduct over the River Eden and there are beautiful river and countryside walks on the door step. Convenient for main road network - A69, M6 J42 and J43. Easy access for the Eden Valley, Hadrian's Wall, Lake District and Scottish Borders. The historic City of Carlisle is just 10 minutes by car where you will find a thriving café culture and a superb range of restaurants, social, leisure and retail opportunities. The West Coast Mainline Station serves London direct in around 3 hours 20 minutes and many other large centres including Glasgow, Manchester (and airport), Birmingham (and airport) and Cross Country to Edinburgh in around 1 hour 20 minutes.

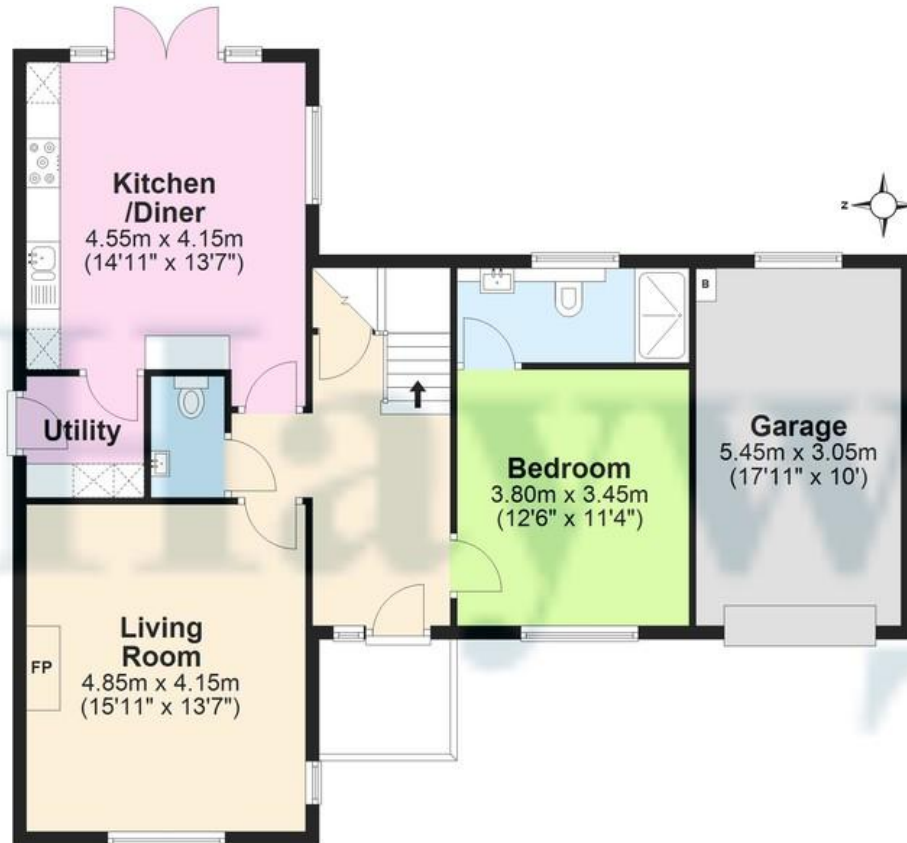
DESCRIPTION

Well located within a popular village this 5 bed modern detached home offers energy efficient contemporary living. Built to a high standard the accommodation is versatile having a ground floor bedroom with ensuite shower room which as the fifth bedroom would also make a great family room, dining room or home office. The living room has windows to the south and west, wall lights and an attractive fireplace. The sleek fitted dining kitchen has a private aspect and good natural light from a south facing window and east facing French doors with sidelights. A cloakroom and utility are provided. The well appointed first floor has four bedrooms, two ensuite and family bathroom. Of interest the main bedroom has a dressing area and French window with Juliet balcony offering fine open views towards the fells. There is a single garage and parking for several cars. The rear lawned garden is enclosed and has a generous patio.



Ground Floor

Approx. 94.5 sq. metres (1017.2 sq. feet)



First Floor

Approx. 77.4 sq. metres (833.0 sq. feet)



Total area: approx. 171.9 sq. metres (1850.2 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.