



**Hayward  
Tod**

**2 bed Detached House | Longburgh Cottage | Longburgh | Carlisle | CA5 6AF**  
**Guide Price £250,000**







An attractive two bed detached house with loads of potential beautifully positioned within a large garden circa 0.2 acres in a desirable location close to the Solway Coast AONB. Requiring modernisation. Chance to extend and or create a building plot subject to planning consent.

### ACCOMMODATION SUMMARY

Entrance into generous living room | Kitchen | Lobby | First floor | Spacious landing | Double bedroom one with dual aspect | Single bedroom | Bathroom | Large garden | Potential building plot STP | In all around 0.2 acres | All mains services | Gas central heating | Fibre broadband | Council Tax Band - C | EPC rating - D | Freehold

### APPROXIMATE MILEAGES

Burgh by Sands - public house 1.3 | Solway Coast AONB - Port Carlisle 5.2, Bowness on Solway 6.5 | Central Carlisle - West Coast Mainline Station 7.6 | M6 J44 7.8 | Lake District National Park - Caldbeck 14.4, Keswick 30, Pooley Bridge Ullswater 31 | North Pennines AONB - Alston 36 | Newcastle International Airport 63.8

### WHY LONGBURGH?

Beautifully positioned within the settlement of Longburgh which is nestled between the village of Burgh-by-Sands and the Solway Coast AONB, Longburgh Cottage is well placed for access to a range of amenities, the main road network and a wealth of leisure opportunities including wonderful coastal walks and along the Hadrian's Wall Trail a UNESCO World Heritage Site. The Solway Coast is also a haven for birds and wildlife. There is a primary school, popular public house and post office within the parish. The regional centre of Carlisle has a strong café culture and offers a full range of services, and the many bars and restaurants provide plenty of choice. The city is on the West Coast Mainline, offering services to London Euston in around three hours and





twenty minutes and to Glasgow and Edinburgh in around one hour twenty minutes. There is good access for the M6 and the Lake District National Park.

### DESCRIPTION

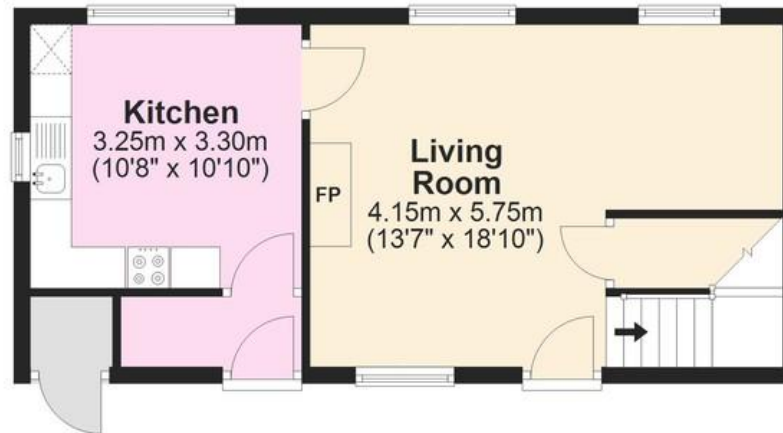
Longburgh Cottage presents a great opportunity to renovate and extend to create a generous home in a large 0.2 acre garden handy for the Solway Coast, Lake District and Carlisle. The potential is significant including the chance to build a detached dwelling within the grounds STP. The property has a spacious living room and kitchen on the ground floor plus an external store. On the first floor is a double bedroom, single bedroom and bathroom. The gardens have a favourable aspect predominately to the south and west. There is parking and space to build a garage and other outbuildings.





## Ground Floor

Approx. 38.2 sq. metres (410.6 sq. feet)



## First Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



Total area: approx. 77.1 sq. metres (829.4 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.