



**Hayward
Tod**

4 bedroom Detached Dormer Bungalow | Rockwood | Plains Road | Wetheral | Carlisle | CA4 8JY
Guide Price £650,000





A rare opportunity to acquire a detached village property within one of the last remaining near half acre sites on Plains Road, one of our region's most desirable residential addresses. Ripe for extension or demolition and rebuild/subdivide subject to planning this is an opportunity not to be missed!

ACCOMMODATION SUMMARY

Vestibule, hall and stairs | Large dining room into sitting room | Generous kitchen | Two double bedrooms | Bathroom | First floor spacious landing | Balcony | Bedrooms three and four | Bathroom | Shower room | Outstanding private gardens circa 0.46 acres | Rare opportunity for subdivision STP | Council Tax Band - F | EPC rating - pending | All mains services | Gas central heating | Freehold

APPROXIMATE MILEAGES

Village centre 0.3 | Carlisle Golf Club 2.2 | M6 J43 2.7, J42 2.9 | Central Carlisle - West Coast Mainline Station 4.7 | Brampton 6.4 | Solway Coast AONB - Bowness on Solway 17.7 | Lake District National Park - Caldbeck 16, Ullswater Pooley Bridge 23.7 | North Pennines AONB - Alston 25 | Newcastle International Airport 52.8 | Edinburgh 103

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 crossing high above the River Eden and beautiful river and countryside walks on the door step. Convenient for main road - 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.

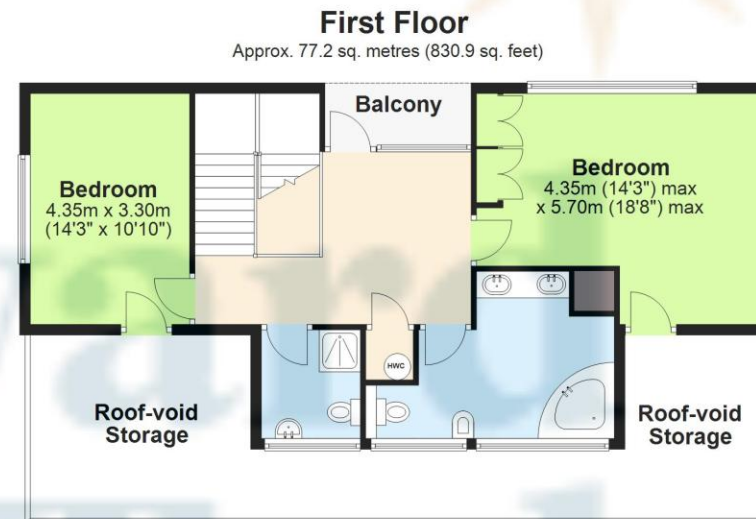
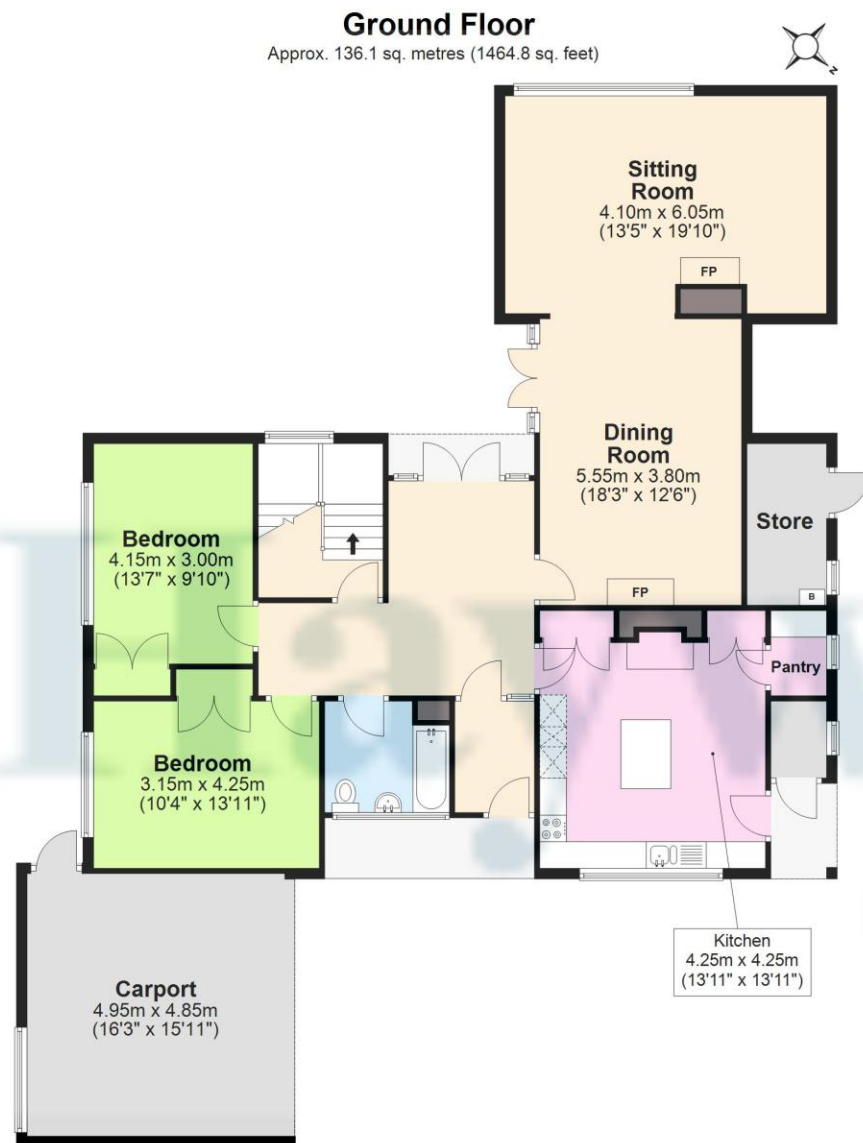
DESCRIPTION

Rockwood is a detached home ready for a new lease of life. It is rather special as it occupies a large, mature, and private garden on a desirable residential road in our region's most sought after village. At 0.46 acres it is very rare indeed in the opportunities it offers. For those seeking a large premium site the house could be extended and modernised to provide a striking contemporary property that can take full advantage of the wonderful private south west facing gardens. Alternatively, as we have already seen on Plains Road, the site could be subdivided subject to planning, to create an exclusive cul de sac. The opportunities are there for those that have the vision.

NB

Due to the potential planning opportunity the sale will be subject to an overage clause on any new builds. This does not apply to the renovation or improvement of Rockwood.





Total area: approx. 213.3 sq. metres (2295.7 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.