



**Hayward
Tod**

2 Bedroom Thatched Cottage | Edna's Cottage | North End | Burgh-by-Sands | CA5 6BD
£200,000





A charming Grade II listed thatched cottage in a popular village close to the Solway Firth. In need of modernisation but offering significant potential. Part traditional clay dabbin construction. Single level living. Side garden.

Entrance hall | sitting room | rear porch | bedroom one | dressing room/study/bedroom two | bedroom three | kitchen | utility | bathroom | hayloft | side and rear garden | single glazing | gas central heating | mains water, electricity and drainage | EPC pending | council tax band C | freehold | Grade II listed | part thatched roof | part clay dabbin construction

APPROXIMATE MILEAGES

Carlisle 5 | Wigton 10 | M6 motorway 6 | Penrith - North Lake District 29 | Newcastle International Airport 62

WHY BURGH-BY-SANDS?

An attractive and historic village close to the course of Hadrian's Wall and on the beautiful Solway Coast just minutes from Carlisle. The village has an active social community and a well regarded primary school and Pub. Well placed for access to the wider region thanks to the city bypass, which is just 5 minutes drive by car. The village also acts as a useful base for adventures in to the Lake District, with the Cockermouth, Keswick and the western Lake District also being within around 30 minutes drive.

ACCOMMODATION

A truly unique home, ready to be modernised, improved and possibly extended by the incoming buyer. Set under a part thatched and part slate roof the property is currently across just a single level, however a large hayloft above the left hand end of the property potentially offers scope to extend the living space upwards. There are currently two or three bedrooms dependent on how you wish to utilise the layout, however due to one of the bedrooms only being accessible through another it perhaps lends itself to a two bedroom layout with a large dressing room or study. There



is a living room in the middle of the property and a kitchen and bathroom to the rear. A central hallway runs through the middle of the property and provides access to a rear porch and in turn the garden. The garden runs across the rear of the property and along one side, where there is gated access from the roadside. This offers scope to create a formal area of off street parking.



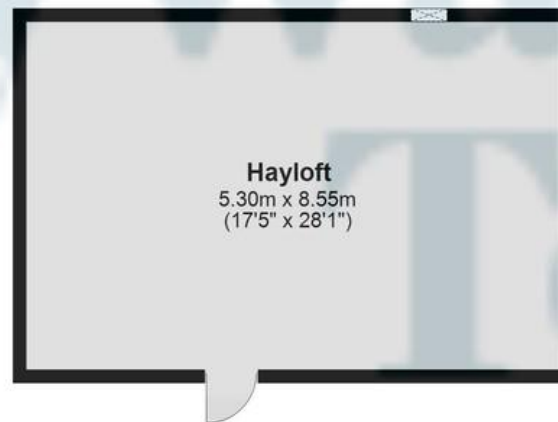
Ground Floor

Approx. 84.9 sq. metres (913.7 sq. feet)



Loft

Approx. 45.3 sq. metres (487.8 sq. feet)



Total area: approx. 130.2 sq. metres (1401.5 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.