



**Hayward  
Tod**

**3 Bedroom Detached Bungalow | Cairn Wood | Heads Nook | CA8 9AH**

**£299,950**







Spacious detached bungalow on a lovely private plot, situated on a quiet cul-de-sac within a popular village. Convenient for Carlisle, Brampton and A69.

kitchen | open plan living dining | inner hallway | bedroom one | bedroom two | bedroom three | bathroom | separate W.C. | covered side passage/utility | garage | driveway parking | front and rear garden | double glazing | gas central heating | mains connected, water, gas, electricity and drainage | EPC D | council tax band D | freehold

#### APPROXIMATE MILEAGES

Warwick Bridge Coop 2 | M6 J43 4.8 | Central Carlisle 6.7 | Solway Coast AONB - Bowness on Solway 19.9 | Lake District National Park - Caldbeck 20.5, Ullswater Pooley Bridge 28 | North Pennines AONB - Alston 24.5 | Newcastle Airport 52.4

#### WHY HEADS NOOK

A small village beautifully situated amongst attractive Cumbrian countryside in an accessible location convenient for the A69, M6, Carlisle and Brampton. Carlisle has a good café culture and wide range of amenities, bars, eateries and restaurants. The city is on the West Coast Mainline connecting several major cities and towns including London in around 3 hours 20 minutes, Glasgow, Edinburgh, Manchester and Birmingham. Several nearby villages have good pubs including Great Corby, Wetheral, Warwick on Eden and Cumwhitton. The Eden Valley and Lake District National Park are within easy travelling distance as are other areas of natural and historic interest including Hadrian's Wall. Brampton has good amenity and the William Howard Secondary School.



#### ACCOMMODATION

The well balanced accommodation currently provides an open plan living dining space and adjacent fitted kitchen.



There are patio doors from the living space out to the private rear garden. There is scope however to reconfigure this space and create a kitchen diner with doors through to the living space if desired. The other end of the property houses the bedrooms, all three of which are good size double rooms which is rare to find. There is also a bathroom with shower over the bath, and a separate W.C. A wide covered passageway, accessed from the kitchen provides access to the single garage and rear garden as well as being able to be used as a utility room. The property has been well maintained and is in good order throughout, although offers an incoming buyer scope to improve and redesign to their specific requirements. Externally the property has driveway parking and sits in a generous L-shaped plot. The situation of the property affords it plenty of privacy, particularly at the rear where there is lawn and a large paved patio. There is space at the side of the property for two larger sheds.





## Floor Plan

Total floor area 126.5 m<sup>2</sup> (1,361 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale

### 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.