



**Hayward  
Tod**

**4 Bedroom Detached House** | Rosetrees Lane | Longtown | CA6 5LS  
**Offers in excess of £395,000**





Spacious detached home with garage in a peaceful and private setting close to Longtown, Gretna and the M6/M74.

entrance hall and stairs | utility room | kitchen | dining conservatory | dining room/second sitting room | living room | conservatory | ground floor shower room | main bedroom with en-suite shower | three further bedrooms | family bathroom | driveway parking | front and rear lawned gardens | double glazing | oil fired central heating | mains water, electricity and drainage | EPC E | council tax band D | freehold

#### APPROXIMATE MILEAGES

Longtown 2.5 | Carlisle 11 | Gretna 2.5 | M6 motorway 1.5

#### WHY ROSETREES LANE?

A peaceful, private tree lined street with a pleasant leafy aspect to the front and rear, well located for access to amenities and the main road network. Both Longtown and Gretna are within a short drive and provide an excellent range of amenities, with Carlisle being just over 10 miles to the south. For access to the wider region the M6/M74 is just a couple of minutes drive away, making the property ideal for commuting north to Glasgow/Edinburgh or south towards Penrith and the Lake District.

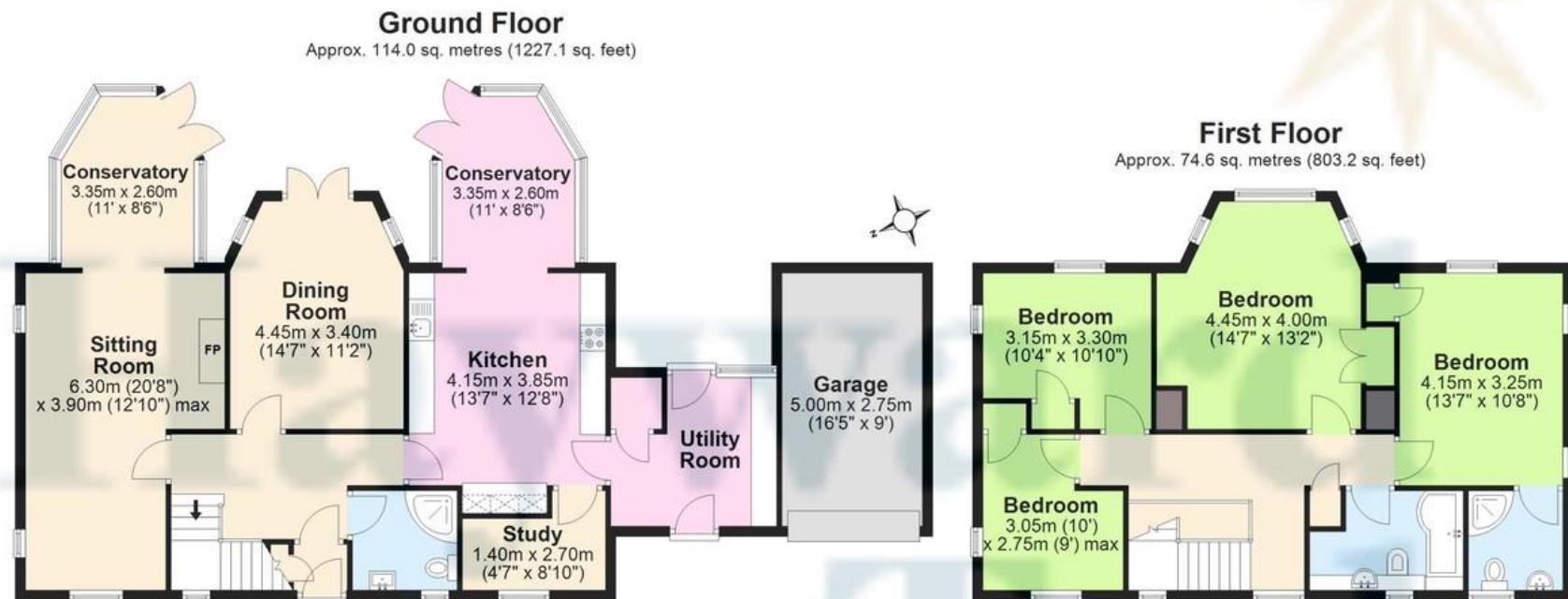


#### ACCOMMODATION

Spacious accommodation well suited for family living. A large kitchen with conservatory extension provides flexibility for living or dining is complemented by a generous utility room. There is a separate dining room which could also be utilised as a second sitting room if desired. The main living room is dual aspect and opens out in to another conservatory at the rear. The stairs to the first floor rise up from the inner hall to a large gallery landing. There are four bedrooms, including one with an en-suite shower room. There is also a family bathroom with a shower over the bath. Externally the property has driveway parking leading

to a garage. There is a good size lawn at the front of the property and another equally sizable lawn at the rear. A paved patio area sits between the two conservatories.





Total area: approx. 188.6 sq. metres (2030.3 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.