



**Hayward  
Tod**

**4 bed Luxury Detached Townhouse | 20 Furlong View (plot 3) | The Paddock | Carlisle | CA2 4SG**  
**Asking Price Of £485,000**





Stunning brand new 4 bed townhouse in an outstanding development and setting with fabulous open south westerly views over Carlisle Racecourse and beyond to the Lake District Fells. Superb contemporary interior of the highest quality unrivalled in our region. Striking exterior, beautifully finished inside and out.

#### ACCOMMODATION SUMMARY

Hall and bespoke staircase | Cloakroom | Laundry | Family/living room private to garden | First floor landing | Main cloakroom | Impressive open plan living kitchen with island, pantry and extensive glazing | Second floor landing | Rear facing main double bedroom with ensuite shower room and fitted dressing area | Rear facing double bedroom two | Front facing double bedrooms three and four | Family bathroom | Landscaped forecourts and parking | Integral garage | Enclosed south west facing rear garden with generous patio | Solar panels | Electric heating | Council Tax Band - F | EPC rating - C | Freehold | Paddock estate management fee approx. £150 pa.

#### APPROXIMATE MILEAGES

Morrison Daily, PO and bakers 0.6 | Central Carlisle - West Coast Mainline Station 2 | Lake District National Park - Caldbeck 12, Pooley Bridge Ullswater 23 | Solway Coast AONB - Bowness on Solway 14.9 | North Pennines AONB - Alston 29.6 | Newcastle International Airport 57

#### WHY THE PADDOCK?

Excellent location on the southern fringe of the city just 7 minutes from Carlisle city centre and station on the West Coast Mainline. Many direct services including to London in 3 hours 20 minutes, Glasgow 1 hour 11 minutes, Edinburgh 1 hour 16 minutes, Manchester and airport 1 hour 50 and 2 hours 10 respectfully. The historic city of Carlisle is the regional centre and has a growing cafe culture along with a fine range of restaurants, pubs and retail opportunities. The Paddocks is well placed for access to the new Southern Bypass, the M6 and Lake District.



## DESCRIPTION

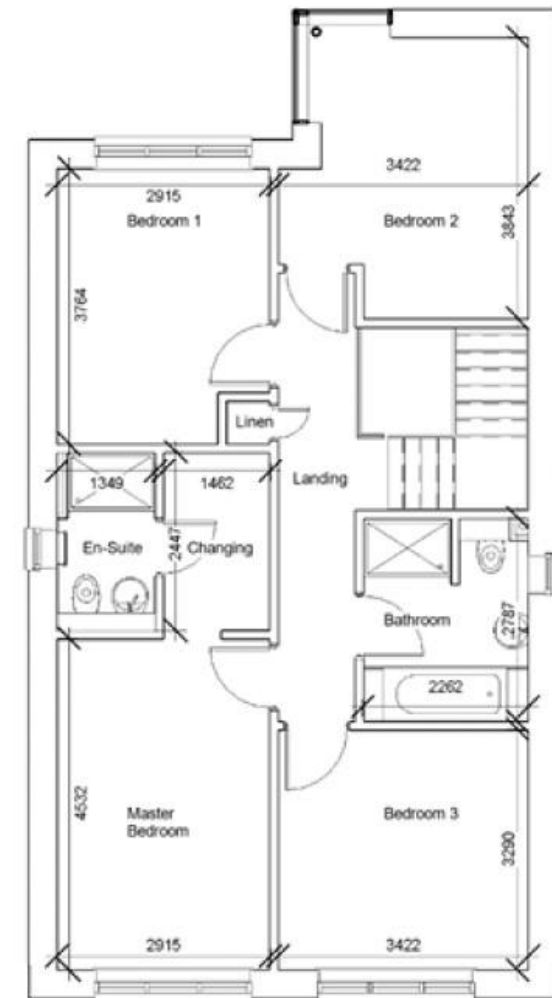
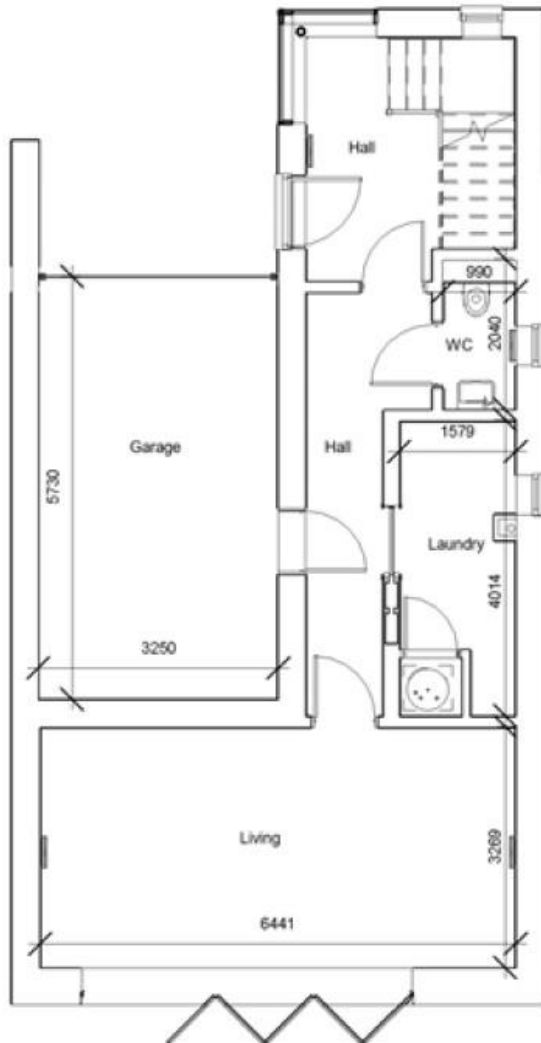
The Sefton is a distinctive townhouse set over three floors with a beautifully designed exterior and significant kerb appeal. The design is unique to The Paddock and this sense of individuality and style is replicated throughout this wonderful contemporary property. Once inside your eyes are drawn to the impressive bespoke staircase designed by the developer for The Paddock and triple height ceiling. On the ground floor is a spectacular south facing garden room with bifold doors leading onto a tiled patio and enclosed lawned garden. This is a versatile space for several other uses including a playroom, home office, studio or bedroom. The practical elements are also well catered for in the form of a laundry room, WC and garage with electric door. On the first floor the stunning open plan living kitchen is perfectly designed to relax and entertain in plus with extensive glazing takes full advantage of the fine open views. The main cloakroom is on the landing. The second floor features all four double bedrooms, one ensuite and dressing area plus family bathroom. The elevated aspect is impressive. The front two overlook the quiet village of Blackwell while the rear two enjoy an impressive view over Carlisle Racecourse and the Lake District fells.





## THE SEFTON, PLOT 3

## THE PADDOCK



### Contact

6 Paternoster Row,  
Carlisle Cumbria CA3 8TT

01228 810 300  
info@haywardtod.co.uk  
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.