



**Hayward  
Tod**

**2 Bedroom Cottage | Eastcote | Cumwhinton | Carlisle | CA4 8ER**  
**£275,000**





An attractive and characterful two bed recently modernised cottage with parking and garden in a popular village in an accessible location to the south of the city.

hall and stairs | living/dining room | sitting room | breakfast kitchen | study nook | first floor landing | rear double bedroom one with ensuite WC | front double bedroom two | bathroom | forecourt parking | rear yard and raised lawned garden with stone store | council tax band C | EPC E | all mains services | gas central heating | double glazing | freehold

M6 J42 1.2 | Wetheral 1.5 | Central Carlisle - West Coast Mainline Station 3.8 | Solway Coast AONB - Bowness on Solway 17 | Penrith 18 | North Pennines AONB - Alston 26.7 | Lake District National Park - Caldbeck 14.2, Ullswater Pooley Bridge 21.7 | Newcastle International Airport 54.3

#### WHY CUMWHINTON?

Attractively located village with public house, cafe and primary school. Conveniently placed for access to the M6 and the surrounding villages of Scotby with public house and village store and Wetheral with its restaurant, public houses, coffee shop and village store. Nearby Carlisle has a superb range of places to eat and drink along with a growing café culture. The station has many direct services including to London in around 3 hours 20 minutes, Glasgow, Edinburgh, Lake District, Newcastle and Manchester.

#### ACCOMMODATION

Deceptively spacious throughout, the property has two reception rooms. The larger of the two at the front of the property is split between a living and dining space. The second, at the rear, is a cosy sitting room with stove. There is also a useful study/home office space accessed from here. The kitchen, modernised by the current owners, is at the rear of the property and is well laid out making full use of the available space. A door from here leads out to a patio.

Steps rise up from the patio to a good size lawned garden with a useful stone built store at the rear. On the first floor of the property there are two double bedrooms. The rear double has the benefit of an en-suite W.C. The front double has a pleasing corner aspect. The main bathroom is generously proportioned and has a shower over the bath. At the front of the property is a gated, paved driveway.



## Ground Floor

Approx. 59.2 sq. metres (637.0 sq. feet)



## First Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



Total area: approx. 99.6 sq. metres (1071.6 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.