



Plot 1, Former Fern Leaf Hotel, Todhills, CA6 4HB

Guide Price £475,000

**C&D Rural**

## Plot 1, Former Fern Leaf Hotel, Todhills, Carlisle, CA6 4HB

- New Build Detached House in a popular commuter village
- Large kitchen/diner/sun room
- Four bedrooms & Two Reception Rooms
- First floor balcony
- Property will be fully completed prior to sale
- Good sized grounds

C&D Rural are proud to market this immaculate, four bedroom, new build home in the popular commuter village of Todhills, close to Carlisle.

**Council Tax band:** TBD

**Tenure:** Freehold



## The Accommodation

The front double door welcomes you to a spacious, bright hallway with doors off to the kitchen, downstairs shower and two living rooms. The open-plan kitchen/dining area will be fitted with modern kitchen units and room for a seating area. A sun room off the kitchen has double patio doors to the rear garden area. A utility room and shower room completes the ground floor accommodation.

Upstairs there are four double bedrooms including a master with en-suite shower room and walk-in dressing area. The family bathroom will comprise of a three piece suite and separate shower cubicle.

Off road parking is available for several vehicles and a garden area to the rear of the house.

The asking price is based on the property being completed by the vendor. The purchaser can choose a kitchen and some other fittings and finishes.

There is an option to purchase the property at a lower value if you wish to take the building in its current stage of construction.

## Location

The property is located in the small village of Todhills and can be approached from several routes, but the village is on a no through road.

The border city of Carlisle has a great deal to offer including beautiful riverside parks historic attractions and a vibrant pedestrianised centre with shops bars art galleries and cinemas. Hadrian's Wall UNESCO World Heritage Site is on the edge of the city and the beautiful Solway Coast AONB is only five miles from the property. National road and rail links are excellent with M6 close by and the West Coast main line offering direct rail travel to London and many other major cities. Direct rail services from Carlisle access Edinburgh and Glasgow in around 80 minutes.

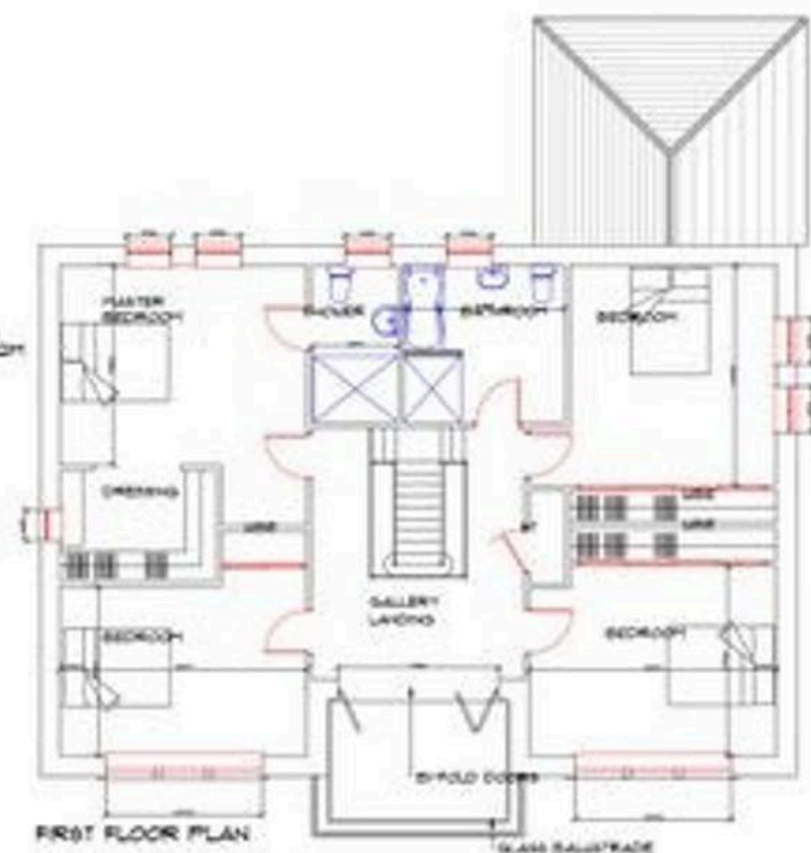
**What3Words:** ///listening.resolves.purchaser







OVERALL AREA OF HOUSE 250SQM



REVISED  
A. 10/01/05 OVERLOOKING WINDOW  
B. FIRST FLOOR LAYOUT CHANGE  
C. 20/01/05 DETAIL REMOVED

10/01/05  
20/01/05  
04/02/05

CLIVE CARRUTHERS

REVISED  
A. 10/01/05 OVERLOOKING WINDOW  
B. 20/01/05 DETAIL REMOVED  
C. 04/02/05 DETAIL REMOVED

CLIVE CARRUTHERS  
ARCHITECTURE AND PLANNING  
100-100 WINDY ROAD  
WINDY ROAD  
WINDY ROAD  
WINDY ROAD

© 2005/06

## GENERAL REMARKS & STIPULATIONS

**Tenure and Possession:** The Freehold title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

**Fixtures and Fittings:** Option for buyer to choose kitchen and other fittings.

**EPC Rating:** N/A

**Services:** The property is served by mains water and electricity, waste treatment plant drainage and LPG central heating.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

**Offers:** Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

**Money Laundering Obligations:** We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

**Local Authority:** Cumberland Council, 111 Botchergate, Carlisle CA1 1RZ.

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

# C&D Rural

Lakeside Townfoot Longtown  
Carlisle CA6 5LY

[www.cdrural.co.uk](http://www.cdrural.co.uk)

T: 01228 792 299 | E: [office@cdrural.co.uk](mailto:office@cdrural.co.uk)

Important Notice C & D Rural and its clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.