



**Hayward
Tod**

3 Bed Detached House | The Poplars | Grinsdale | Carlisle | CA5 6DS
£425,000





Beautifully situated in a peaceful riverside setting, just minutes from Carlisle and the city bypass, offering the best of rural living whilst maintaining extreme convenience. Ample living accommodation, considerable character, good garden and detached garage.

kitchen diner | utility/W.C. | dining room | study | sitting room | living room | garden room | three bedrooms | large family bathroom | detached garage | second detached garage/workshop | gated side patio | off-street parking | lawned garden | direct riverside access with fishing rights | oil fired central heating | mains connected water, electricity and drainage | double glazing | solar panels | EPC pending | council tax band E | freehold

APPROXIMATE MILEAGES city centre 3.5 | M6 motorway 4 | Penrith - North Lake District 26 | Newcastle International Airport 54

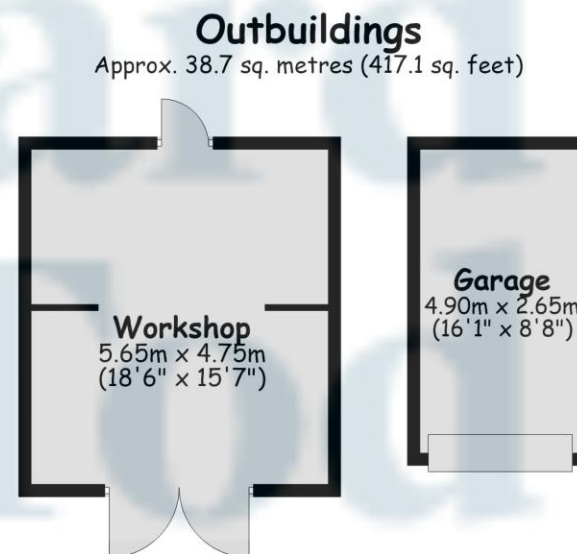
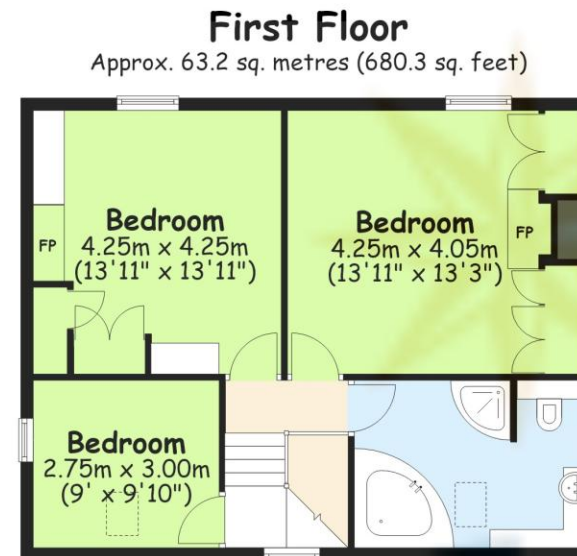
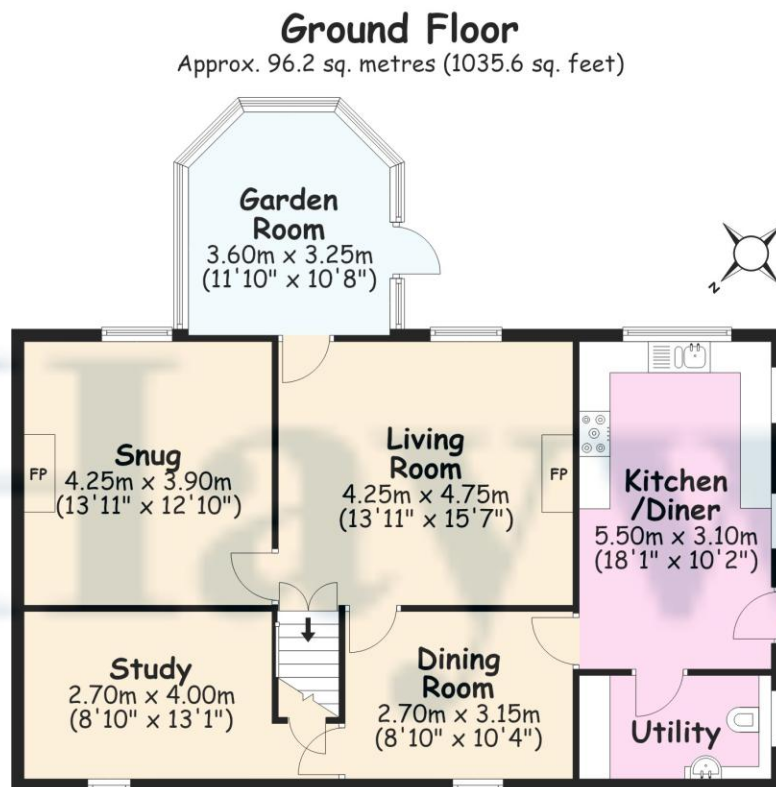
WHY GRINSDALE? A peaceful hamlet on the western fringe of Carlisle, tucked away from the hustle and bustle without sacrificing convenience. The city by-pass, Kingstown Industrial Estate and the city centre are all just moments drive from the property but you'd never know it. A short drive beyond the property takes you along the course of Hadrian's Wall and out towards the picturesque Solway Coast, a designated AONB. There is a popular primary school in the village of Burgh-by-Sands just a few minutes drive away and a range of local amenities within and on the way towards the city centre.

ACCOMMODATION Deceptively spacious accommodation, within a sizable plot benefitting from a beautiful riverside setting and direct river access. Offering character throughout the property benefits from a generous dining kitchen, as well as a separate dining room. There is also a utility room with W.C. A ground floor room currently utilised as a study would also make a useful additional



ground floor bedroom if required. The two main sitting rooms occupy the rear of the property and both overlook the garden. From the larger of the two there is access to a garden room, which in turn provides access to the patio and garden. On the first floor are three bedrooms, all of which are double rooms, with the larger two benefitting from the river views. The bathroom, also an ample space, is modern and benefits from a large corner bath and separate shower. Externally the property sits on the roadside, but is afforded plenty of privacy thanks to a high wall and gate in front of the side patio area. There is a gated and gravelled driveway along the opposite side of the property providing access to the large detached garage store/workshop, which would be suitable for a wide variety of uses not limited to vehicle storage. The second smaller detached garage provides even more storage. There is a large level lawn from which steps lead down to the property's river frontage, where it also benefits from fishing rights.





Total area: approx. 198.2 sq. metres (2133.0 sq. feet)

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.