



**Hayward  
Tod**

**3 bedroom Detached Cottage | Woodside | Linstock | Carlisle | CA6 4QD**  
**Guide £275,000**





Spacious detached cottage with garage and open views to the rear. Peaceful village setting just minutes from central Carlisle.

entrance hallway | living room | kitchen diner | covered passage/utility | three double bedrooms | bathroom | driveway parking | garage | front and rear garden | mains water and electricity, drainage to septic tank | oil fired central heating | double glazing | EPC - F | council tax band D | freehold

### APPROXIMATE MILEAGES

Carlisle 3 | M6 motorway 2.5 | Brampton 7 | Penrith - North Lake District 25 | Newcastle International Airport 55

### WHY LINSTOCK?

Linstock offers the perfect blend of rural charm and modern convenience. This tranquil village provides a peaceful retreat from the hustle and bustle, while being just a short drive from the vibrant city of Carlisle, with its array of shops, schools, and amenities. Eden Golf club is also just a few minutes drive from the property. Ideal for those seeking a slower pace of life, Linstock has a strong sense of community, making it the perfect place to call home.

### ACCOMMODATION

The internal accommodation is well balanced with three good size double bedrooms and the family bathroom occupying one side of the property and a well proportioned living room and dining kitchen the other. A glazed utility space connects the kitchen to the large garage. The kitchen has a range of fitted units and the dining area overlooks the open fields to the rear. The living room, at the front of the property has a wood burning stove and overlooks the large front lawn. The bathroom has a shower over the bath and sits centrally in the property. There is a small garden and decked area at the rear.

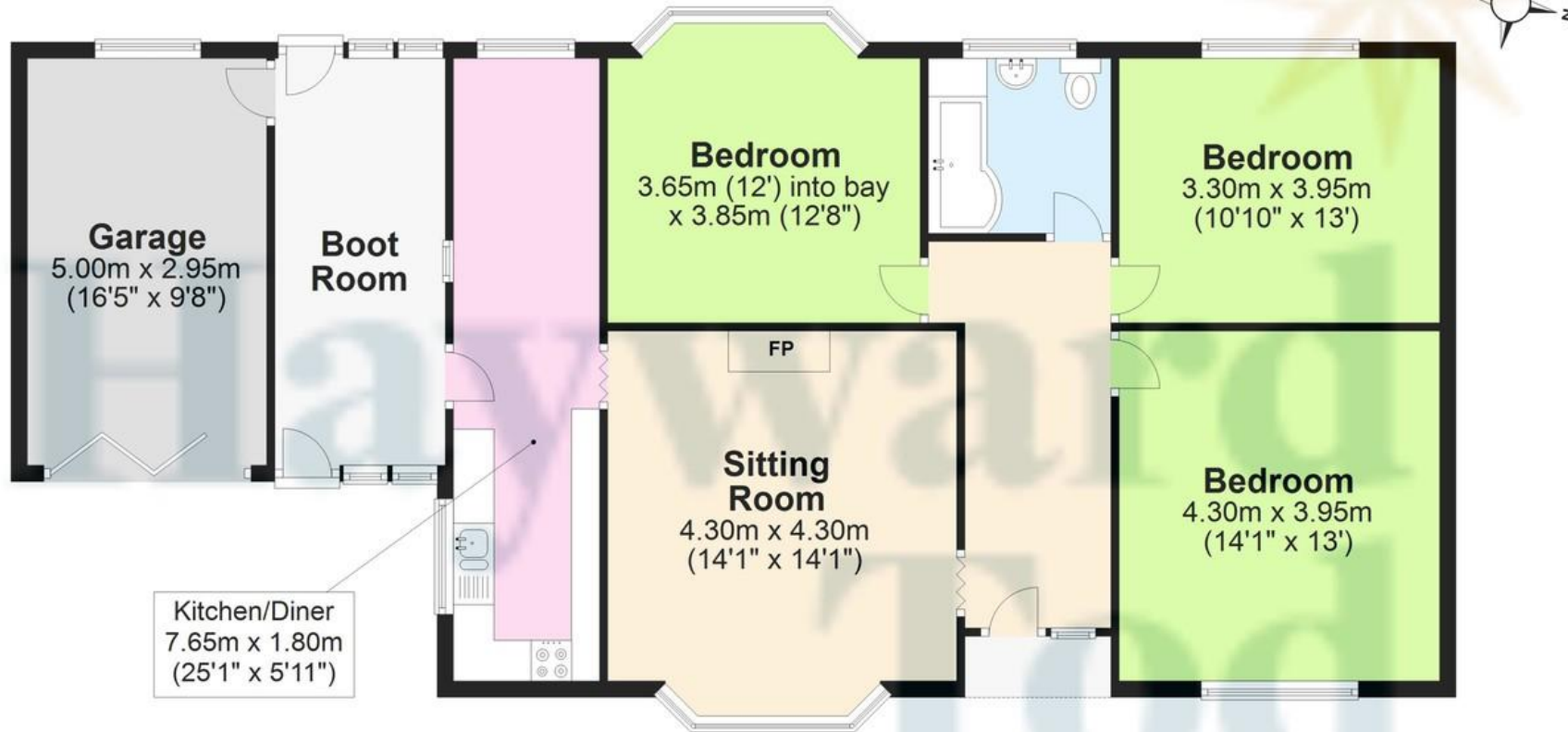


The overall privacy offered by the plot is superb yet does not feel isolated and the wider location provides peace and quiet whilst retaining access to Carlisle and the wider region.



## Ground Floor

Approx. 120.2 sq. metres (1293.7 sq. feet)



Total area: approx. 120.2 sq. metres (1293.7 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.