



**Hayward
Tod**

4 bedroom Detached House | Corner Stones | Aglionby | Carlisle | CA4 8AQ

Price £545,000





An exceptional four bed detached village home with a beautifully landscaped south-facing garden, currently nearing completion of an extensive renovation and refurbishment programme. Superb contemporary accommodation retaining character. Stunning open-plan kitchen, living space and impressive garden room.

ACCOMMODATION SUMMARY

Lobby and stairs | Sitting room opening into south facing garden room and kitchen/diner | Living room | Utility | Cloakroom | Double bedroom one with ensuite WC | Inner hall and second staircase to double bedroom two with ensuite shower room | First floor | Double bedrooms three and four | Ensuite shower room | Luxury bathroom | Landscaped gardens | Ample parking | Gas central heating | Council tax band - D | EPC rating - C | Freehold

APPROXIMATE MILEAGES

Carlisle Golf Club 0.8 | M6 J43 1.2 | Central Carlisle - West Coast Main Line Station 3.2 | Brampton 6.4 | Hadrian's Wall UNESCO Site - Birdoswald Fort 13.3 | Solway Coast AONB - Bowness on Solway 16.3 | Lake District National Park - Caldbeck 17, Pooley Bridge Ullswater 24.7 | North Pennines AONB - Alston 25 | Newcastle International Airport 52.4

WHY AGLION BY?

Situated in a small village just to the east of Carlisle, the property enjoys a highly convenient location with excellent access to the A69 for Newcastle and the M6/M74 for Scotland. Everyday amenities are close at hand, with Tesco, the renowned Pioneer Food Hall and Café, and Carlisle Golf Club all within a few minutes' drive, the latter being approximately an eight-minute walk away. Carlisle itself offers an excellent range of services and amenities, together with a strong selection of pubs, cafés, restaurants and independent retailers. The city also benefits from excellent rail connections, with direct services to London Euston in approximately 3 hours 20 minutes, Glasgow and Edinburgh



in around 1 hour 20 minutes, as well as Newcastle, the Lake District, Manchester (including Manchester Airport) and Birmingham. For international travel, Newcastle International Airport is just over an hour away by car. In addition, the region's many areas of natural beauty and historic interest, including the Lake District National Park, Hadrian's Wall and the Scottish Borders, are all within easy reach.

A Beautifully Reimagined Home

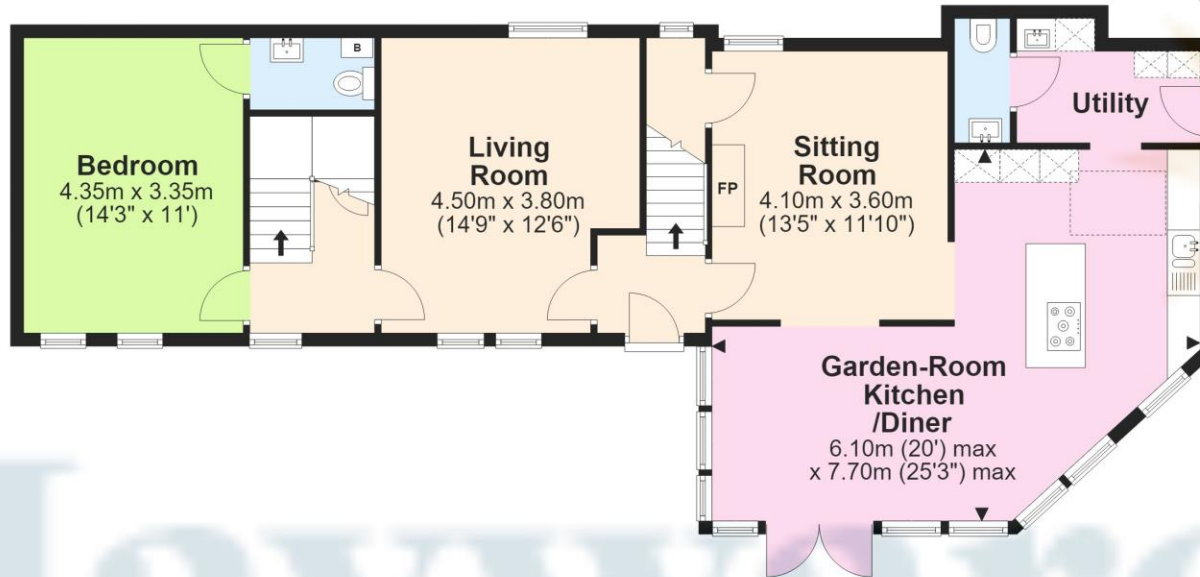
Corner Stones is an outstanding detached home of considerable architectural appeal, impeccably presented and thoughtfully designed, with quality and attention to detail evident in every aspect. The property has undergone an extensive programme of renovation and enhancement, which is now in its final stages. Although a small number of works remain to be completed, the finished areas showcased in the photographs demonstrate the impressive quality of the workmanship and attention to detail that define this remarkable home. With accommodation extending to in excess of 1,700 sq. ft, the property offers exceptionally well-proportioned living space, perfectly suited to modern family life. A particularly attractive feature is the ground-floor bedroom with ensuite WC, providing versatility for guests, dependent relatives, home working, or future-proof living requirements. A practical utility room and cloakroom complete the ground-floor accommodation.

Upstairs, there are three charming double bedrooms, all beautifully presented, an ensuite, together with a luxurious family bathroom featuring both a bath and a separate shower enclosure. Outside, the thoughtfully landscaped gardens are equally impressive, offering generous parking and a selection of private, south-facing areas designed for outdoor enjoyment. Combining the tranquillity of village living with exceptional convenience, the property enjoys a peaceful setting just a few minutes from the city.



Ground Floor

Approx. 97.1 sq. metres (1044.7 sq. feet)



First Floor

Approx. 62.5 sq. metres (672.7 sq. feet)



Total area: approx. 159.6 sq. metres (1717.4 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.