



**Hayward
Tod**

4 bedroom Detached House with paddock | Longrigg House | Nr Kirkbampton | Carlisle | CA5 6JF
Guide Price £450,000





An impressive 4 bed detached period property beautifully located within a small rural settlement enjoying far reaching views north to the Solway Firth and Scotland. Modern kitchen and bathroom. 3 reception rooms. Half acre paddock. Convenient for the coast, Carlisle, Lake District and West Cumbria.

ACCOMMODATION SUMMARY

Hall and traditional staircase | Understairs cloakroom | Sitting room | Living room open into dining room | Stylish fitted kitchen with pantry | Rear porch | First floor landing | Generous front double bedroom one | Front double bedroom two | Rear double bedroom three | Rear single bedroom four | Contemporary bathroom | Parking area in front of house | Side vegetable patch | Rear flagged patio garden | Paddock circa 0.5 acres | LPG central heating | Drainage to private septic tank (cloakroom only shares a septic tank with a neighbour) | Council Tax Band - D | EPC rating - pending | Freehold

APPROXIMATE MILEAGES

Kirkbampton C Of E primary school 1.5 | Watch Tree nature Reserve 3.4 | Central Carlisle - West Coast Main Line Station 8 | Solway Coast AONB - Bowness on Solway 7.5 | Allonby Beach 18.6 | Lake District National Park - Caldbeck 12.7, Pooley Bridge Ullswater 30 | Newcastle International Airport 63

WHY LONGRIGG HOUSE?

Located within the small settlement of Stackyard near the B5307 and the village of Kirkbampton which has a primary school. The location is rural and peaceful yet has good access to a number of villages with varied amenities and the excellent offerings in Carlisle are just 15 minutes away. The area is known for its tranquillity, wildlife, history and cycle routes.

DESCRIPTION

Longrigg House is an attractive period home built in the traditional four square layout. The accommodation at over

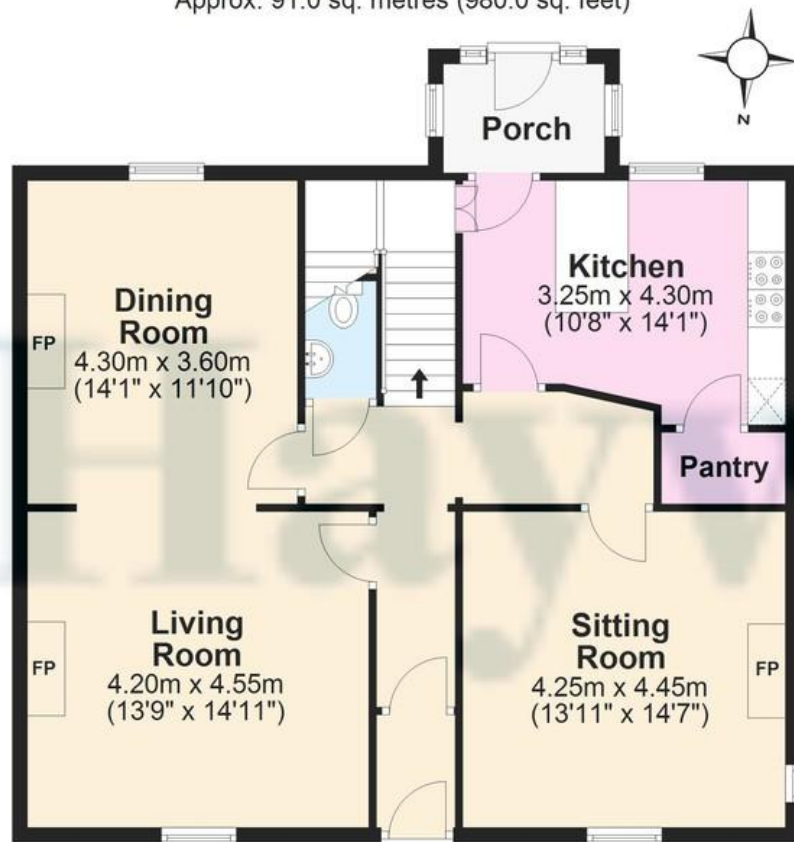


1,900 Sq. ft is generous and offered in good order. The living space for a family home is excellent and includes a connecting living and dining room plus sitting room. The kitchen has a range of stylish units with sleek granite bench tops and a range cooker. The contemporary bathroom is a wonderful bright space with walk-in shower, bath and attractive vanity unit. The large main bedroom has two windows providing a fine panoramic view which is also enjoyed from bedroom two. Externally the forecourt provides parking and of interest an adjacent field is a wonderful amenity. The entrance and side/rear driveway is owned by Longrigg House however three neighbouring properties have a right of way over.



Ground Floor

Approx. 91.0 sq. metres (980.0 sq. feet)



First Floor

Approx. 90.0 sq. metres (968.6 sq. feet)



Total area: approx. 181.0 sq. metres (1948.6 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.