



**Hayward
Tod**

3 Bed Town House | Victoria Place | Carlisle | CA1 1HP
£465,000





A distinguished residence providing elegant accommodation of great style and original character set in beautiful private gardens. Fabulous reception hall and staircase. Three double bedrooms. Contemporary kitchen and smart bathrooms. City centre amenities are on the doorstep.

Vestibule | Reception hall and staircase | Drawing room | Sitting room | Fitted breakfast kitchen | Utility | Cloakroom | First floor | Gallery landing | Three double bedrooms | Jack and Jill shower room | Generous bathroom | Beautiful mature gardens | Ample parking | Carport | Council Tax Band - E | Energy Performance Rating - D | All mains services | Gas central heating | Freehold

APPROXIMATE DISTANCES IN MILE

Central Carlisle - West Coast Mainline Station 0.5 | M6 J43 1.6 | Solway Coast AONB - Bowness on Solway 13.2 | Lake District National Park - Caldbeck 13.7, Pooley Bridge Ullswater 24.8 | Newcastle International Airport 55.4

WHY VICTORIA PLACE?

A perfect location offering the best of both worlds in terms of convenience and access to green space, being within easy walking distance of both the city centre and parkland along the River Eden. The property is a short walk from a wide range of amenities in the city centre including shops, bars and restaurants as well as the main railway station. There are also a number of schools within a short walk, making the property ideal for families, in particular those with older children. Stoneyholme golf course is just a short walk, with Rickerby Park and the River Eden just beyond for those looking to spend their leisure time outdoors. The Sands Centre with its gym and swimming pool is also just a few minutes walk from the property. For those needing access to the wider region, the M6 motorway is less than two miles to the west, as is the A69 for access to Newcastle and the north east.



ACCOMMODATION

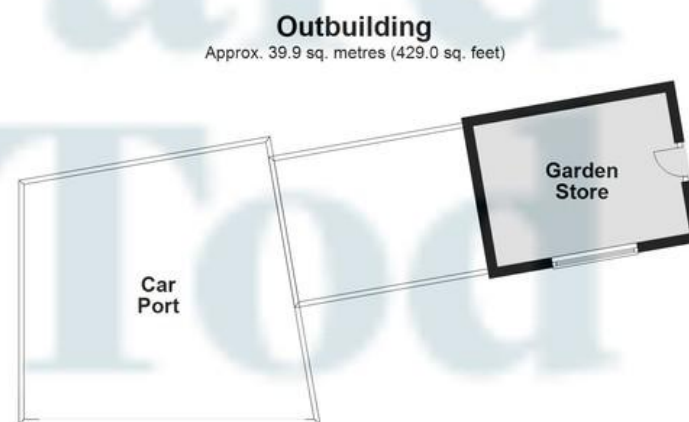
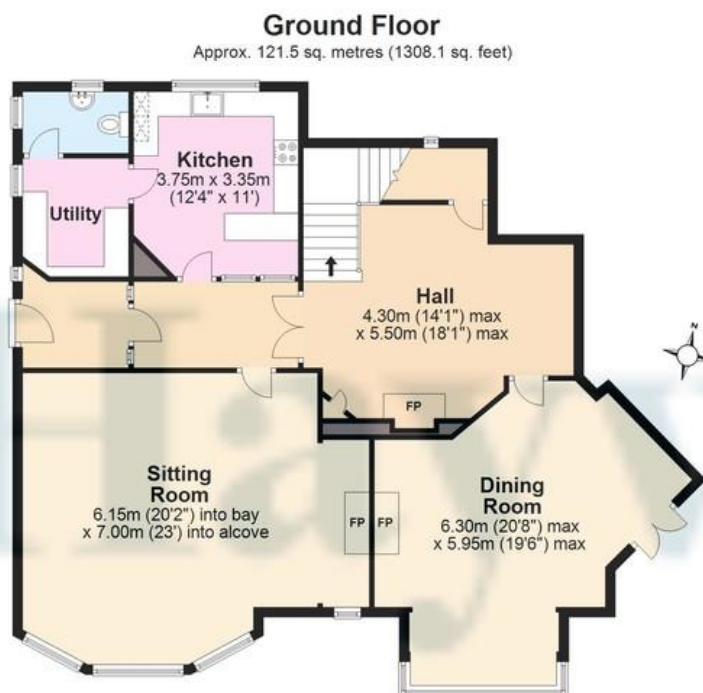
A most impressive home with delightful private gardens providing an oasis in the city. A calm descends the moment you pass through the gate posts onto the block paved drive bordered by mature gardens. This leads to an area of parking and turning in front of a carport. On entering, the property does not disappoint. There are period features and fine detail at every turn. Timber floors, fabulous fireplaces, panelling, leaded windows and more, all coming together with contemporary bathrooms and kitchen to provide a desirable city residence. The rooms are generous and the living space is excellent. The reception hall is grand with fireside seating. The beautiful drawing room has an inglenook and the wide bay out to the garden has window seating. The sitting room has a deep bay with window seat and French doors to a south facing terrace and the garden. The fitted Shaker style breakfast kitchen has a tiled floor and sleek granite work tops. There is also a utility room and cloakroom with a modern white 2 piece suite.

The wide gentle staircase leads to a spacious gallery landing which would make an ideal library and reading area. The two large south facing double bedrooms each have two windows and share a smart Jack and Jill shower room. The third double bedroom faces west and is next to the large main bathroom. This has a contemporary white 4 piece suite including a freestanding bath and separate shower cubicle.

The mature south facing gardens are a delight and in all extend to around 0.2 of an acre. They are a real asset and compliment the property beautifully. In short, an outstanding and rather special town house.

NB please note that the neighbour has right of access over a section of flat roof for maintenance purposes only





Total area: approx. 272.4 sq. metres (2932.2 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.