



**Hayward  
Tod**

**3 bed, 3 bath Detached House | Roseneath | Plains Road | Wetheral | Carlisle | CA4 8JY**  
**Guide Price £395,000**







A charming detached sandstone property with private south west facing garden well located just moments from the centre of our region's most desirable village. Three beds, two baths plus annex with ensuite bedroom four. Excellent local amenities. Easy access for M6, Carlisle and Lake District.

#### ACCOMMODATION SUMMARY

Open porch | Sitting room | Dining room | Kitchen | Stair lobby | Contemporary shower room | First floor | Front double bedroom one | Front double bedroom two | Rear bedroom three | Bathroom | Detached single story outbuilding/garage/annex incorporating double bedroom four and ensuite shower room | Enclosed private garden | Parking | All mains services | Gas central heating, electric heating in annex | Council Tax Band - C | EPC rating - E | Freehold

#### APPROXIMATE MILEAGES

Village centre 0.3 (5 minute walk) | Carlisle Golf Club 2.2 | M6 J43 2.7, J42 2.9 | Central Carlisle - West Coast Mainline Station 4.7 | Brampton 6.4 | Hadrian's Wall UNESCO Site - Birdoswald Fort 13.2 | Solway Coast AONB - Bowness on Solway 17.7 | Lake District National Park - Caldbeck 16, Pooley Bridge Ullswater 23.7 | North Pennines AONB - Alston 25 | Newcastle International Airport 52.8 | Edinburgh 103

#### WHY WETHERAL?

Wetheral is one of our region's most desirable and sought after villages enjoying a broad range of excellent amenities located on or around the village green. These include a village shop and Post Office, popular coffee shop, Fantails Restaurant, Wheatsheaf Pub, Ancient church and priory dating to circa 1100, Crown Hotel with public bar, restaurant and leisure club with pool. Train station serving Newcastle and Carlisle. Bus service. Wetheral has an impressive Victorian Viaduct over the River Eden and there are beautiful river and countryside walks on the door step. Convenient for main road network - A69, M6 J42 and J43. Easy access for the Eden Valley, Hadrian's Wall, Lake District and Scottish





Borders. The historic City of Carlisle is just 10 minutes by car where you will find a thriving café culture and a superb range of restaurants, social, leisure and retail opportunities. The West Coast Mainline Station serves London direct in around 3 hours 20 minutes and many other large centres including Glasgow, Manchester (and airport), Birmingham (and airport) and Cross Country to Edinburgh in around 1 hour 20 minutes.

#### DESCRIPTION

A most appealing detached period cottage with great charm and character well located within a sought after village just east of Carlisle. The accommodation is comprehensive having impressive living space and three bedrooms and a bathroom on the first floor. Of particular interest is the detached outbuilding (former double garage) which provides a versatile space incorporating a fourth bedroom and ensuite shower room. This space also lends itself to studio or home office use. A generous single garage is still in situ. Inside the cottage does not disappoint. The sitting room features an exposed stone wall and incorporates the main entrance door onto a flagged floor. This continues through into the dining room and kitchen. There is a sandstone fireplace with stove. The tastefully appointed dining room has period detail and style and is open in part to the kitchen. Outside the private gardens complement the property beautifully.





## Ground Floor

Approx. 50.5 sq. metres (544.0 sq. feet)



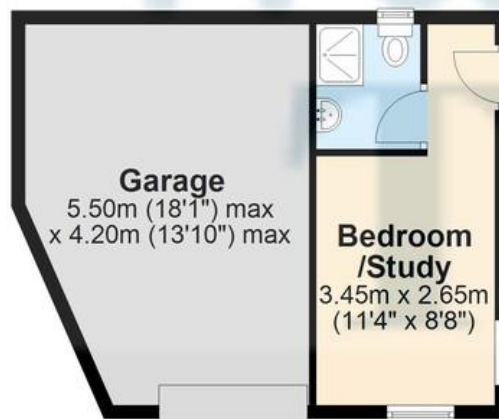
## First Floor

Approx. 50.3 sq. metres (541.8 sq. feet)



## Outbuilding

Approx. 36.6 sq. metres (394.3 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.