



**Hayward
Tod**

3 Bed House | Longburgh Fauld | Longburgh | Carlisle | CA5 6AE
Offers in the region of £375,000





An impressive home in a peaceful yet accessible setting to the west of Carlisle, close to the Solway Coast. Great living space. Large kitchen diner with exposed beams. Low maintenance rear garden and detached garage. Chain free.

entrance hall and stairs | W.C. | dining kitchen | living room | snug sitting room | study | main bedroom with dressing area | two further bedrooms | bathroom | low maintenance rear garden | paved parking area and EV charger | detached garage | double glazing | gas central heating | mains connected, water, gas, electricity and drainage | EPC C | council tax band D | freehold

APPROXIMATE MILEAGES

Burgh by Sands 1.4 | Carlisle 7 | Wigton 9 | M6 motorway 8 | Penrith - North Lakes 30 | Newcastle International Airport 65

WHY LONGBURGH?

An attractive hamlet nestled between the larger Burgh-by-Sands and the Solway Coast. Longburgh is a peaceful collection of homes that remains well connected to the wider region and also sits on the path of Hadrian's Wall. The nearby Burgh Marsh is a haven for wildlife with it being particularly noted for its birdlife. Burgh by Sands has a Pub and Church as well as an active social community and Primary School. A perfect blend of rural situation and convenience the property is just minutes from Carlisle and a wide range of amenities as well as the M6 motorway.

ACCOMMODATION

Beautifully presented and spacious throughout, the property provides excellent living space centred around an impressive farmhouse style kitchen, with full height pitched ceiling and exposed beams. The kitchen is quality throughout with solid wood units and black granite worktops. There is a useful utility cupboard and double doors lead out to the rear garden. The main living room is a

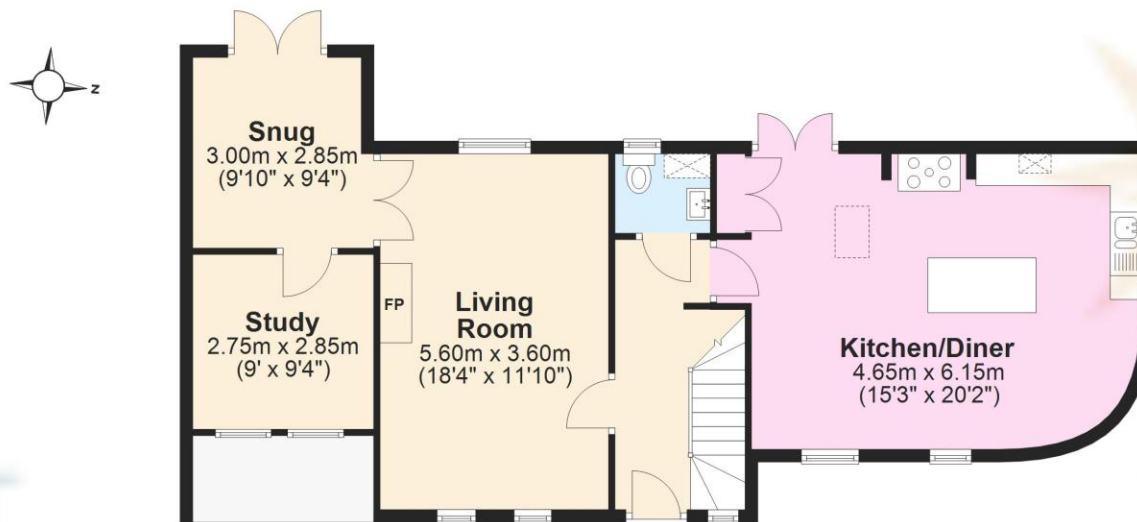


pleasant dual aspect space which has double doors through to a smaller snug sitting room and study. Another set of double doors leads from the snug sitting room out to the garden. A cloakroom W.C. completes the ground floor. On the first floor there are three bedrooms, with the largest being a spacious double with a large walk-in dressing area. The main bathroom has a large walk-in shower and a freestanding roll top bath. The bathroom acts as a Jack and Jill en-suite to the main bedroom. The second and third bedrooms are both a good size, with the slightly smaller of the two having a built in cupboard. The two bedrooms are currently connected but can easily be separated again by reinstating the plasterboard wall. Externally the property has a paved parking space to the front where there is also an EV charger, and a detached single garage with power opposite, where there is also space to park another vehicle. A covered passageway at the side of the property provides access to the rear garden. Currently kept low maintenance the rear garden has an area of paved patio, gravel and a wooden deck. Surprisingly private and south-west facing the garden is a real suntrap.



Ground Floor

Approx. 81.7 sq. metres (879.9 sq. feet)



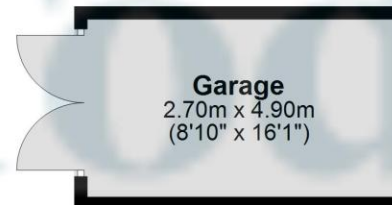
First Floor

Approx. 48.6 sq. metres (523.3 sq. feet)



Outbuilding

Approx. 13.2 sq. metres (142.4 sq. feet)



Total area: approx. 143.6 sq. metres (1545.6 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.