



**Hayward
Tod**

4 bedroom End Terraced Cottage | Whiterow, Annan, DG12 5PL
Guide Price £395,000





An exceptionally well-positioned 3 bed end-of-terrace cottage enjoying an outstanding frontline setting on the Solway coast, with magnificent uninterrupted views across the sea towards the Lake District Fells. The property is complemented by a private rear garden and detached 1 bed annex, offering an appealing combination of character, privacy, versatility and an enviable coastal outlook.

ACCOMMODATION SUMMARY

Hall | Generous sitting room with sea views | Dining room | Modern fitted kitchen | Rear double bedroom one with walk in robe and ensuite shower room | Double bedroom two with built in wardrobes | Front double bedroom three with sea views | Bathroom | DETACHED ANNEX - lounge into modern galley kitchen | double bedroom with ensuite bathroom | DETACHED STUDIO with store room | Private garden and patio | Patio with sea views | Council tax band - C | EPC rating - C | Electric heating | PV panels | Mains drainage | Freehold

APPROXIMATE MILEAGES

Powfoot Hotel bar & restaurant 0.1 | Powfoot Golf Club 0.6 | The Sandpiper Coffee Shop 0.8 | Annan - Aldi 3.7, Tesco 4.1 | Lockerbie Station 13.3 | Dumfries Hospital 17.8 | Central Carlisle - West Coast Mainline Station 22.5 | Hadrian's Wall UNESCO Site - Birdswald Fort 35.5 | Lake District National Park - Caldbeck 36, Keswick 52.9 | Glasgow Airport 89.5 | Edinburgh Airport 89.9



WHY POWFOOT?

Powfoot enjoys a particularly attractive and peaceful position on the Solway Firth, offering a wonderful combination of coastal scenery, open countryside and village life. The beach and surrounding walks provide an exceptional setting for enjoying the outdoors, whilst Powfoot Golf Club is an added attraction for those who enjoy the game. The village has a strong sense of community and is an appealing choice for those seeking a more relaxed pace of life, whether as a permanent home, a retirement property or a coastal retreat. For many, however, it is the setting that makes Powfoot

particularly special – the ever-changing Solway landscape, big skies, coastal walks and wonderful sense of space creating a lifestyle that is increasingly difficult to find. The village is less than 10 minutes drive from Annan, where there is a good range of everyday amenities including shops, supermarkets, cafés, restaurants, medical facilities and schools. Annan railway station is approximately 3.9 miles away, providing regular services towards Carlisle, Dumfries and beyond. Carlisle is around 30 minutes by car, making the city readily accessible for employment, shopping, leisure and the wider range of facilities it provides. The M6 is also readily accessible, with the A75 providing a convenient connection towards the motorway network and the north and south. Dumfries is around 20 minutes by car, offering an extensive range of shopping, leisure, cultural and professional facilities.

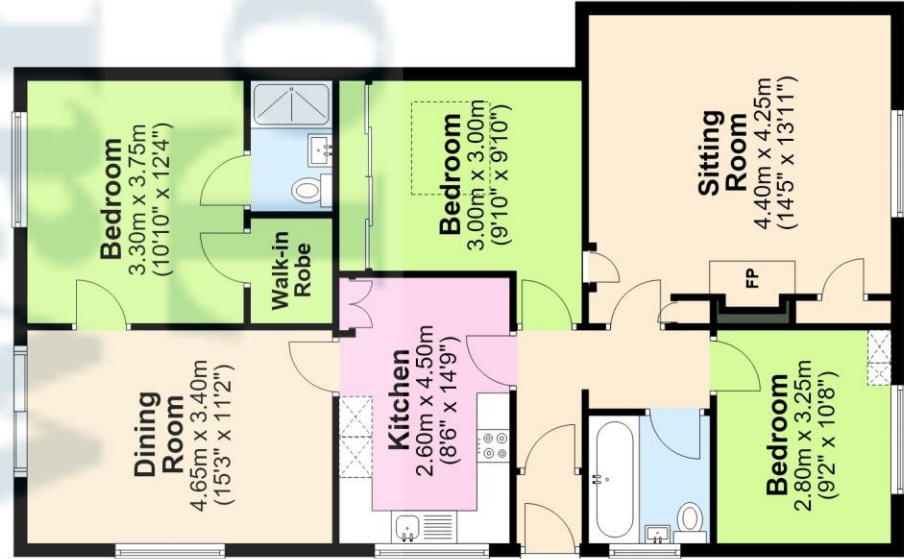
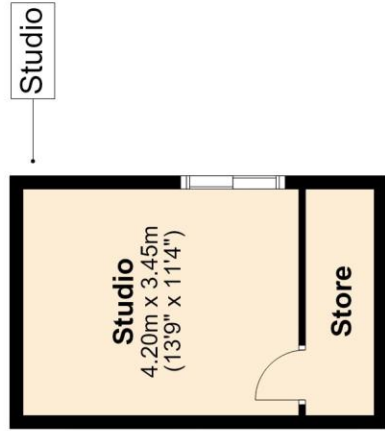
DESCRIPTION

Cumbria View is a delightful property occupying a wonderful seafront position. The panoramic aspect across the Solway Firth towards England and the distant Lake District Fells is outstanding, creating a particularly special setting and an exceptional coastal outlook. Externally, a partly sheltered terrace makes the most of the magnificent views, whilst the private garden provides two separate patio areas, offering peaceful places to relax and excellent spaces for outdoor entertaining. The living accommodation is comprehensive and well balanced, including two generous reception rooms and an attractive fitted breakfast kitchen. Of particular interest, both the sitting room and third bedroom enjoy views across the Solway, allowing the wonderful coastal setting to be appreciated from within the house. The detached annex is a further significant asset. Whilst it does not have planning permission to be used as an independent dwelling, it provides a valuable extension to the accommodation, incorporating an ensuite bedroom and kitchenette. This creates useful additional space for guests, family members or those seeking a degree of separation within the property.



Ground Floor

Approx. 151.0 sq. metres (1625.5 sq. feet)



Total area: approx. 151.0 sq. metres (1625.5 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.

