



**Hayward
Tod**

4 bed, 2 bath Semi Detached House | Steelgate | Ivegill | Carlisle | CA4 0QE
Guide Price £445,000





An appealing 4 bed semi detached farmhouse with character benefiting from a double garage, outbuildings and PV panels. Good living space. Large garden/paddock in all circa 0.41 acres. Attractive rural setting handy for Carlisle and Lake District.

ACCOMMODATION SUMMARY

Porch | Lobby stairs to studio/family room | utility | ground floor front double bedroom one | sitting room | inner hall and second staircase | dining room | Passage door to rear | cloakroom | Kitchen/diner | First floor | Front double bedroom two | Bathroom with shower | Front double bedroom three | Inner landing | Rear double bedroom four | Bathroom | Generous site with south facing patio and outbuildings | Double garage | PV panels | Council Tax Band - E | EPC - D | Private drainage | Oil central heating | Freehold

APPROXIMATE MILEAGES

Ivegill Village CoE Primary School 1.5 | M6 J42 8.6, J41 8.5 | Central Carlisle Mainline Station 9.5, Penrith 12.3 | Lake District - Hesket Newmarket 6.5, Pooley Bridge Ullswater 15 | Newcastle International Airport 65

LOCATION

Excellent rural setting just under ten miles south of the regional centre of Carlisle. Excellent range of city centre amenities including an excellent café society, good restaurants, retail and social opportunities. Nearby Ivegill has a village church and primary school. The location is convenient for the main road network including the Sothern Bypass (opening spring), M6 north and south. Penrith the gateway to the Northern Lakes is around twelve miles providing access to the A66 east to Scotch Corner and west to Keswick. Other areas of natural and historical interest such as Hadrian's Wall, the North Pennines AONB and Solway Coast ANOB are also accessible.



DESCRIPTION

Steelgate is a lovely rural property set in a small settlement surrounded by beautiful undulating Cumbrian countryside. The spacious accommodation has interest and character extending to more than 2,300 Sq. ft. The living space is excellent and includes a wonderful first floor studio/family room. The room has a timber floor and features exposed beams and views of the countryside. Of interest the room has access from the main lobby and first floor landing. There is a separate dining room, and the sitting room has exposed beams and fireplace with stove. The kitchen/diner enjoys a bright and private outlook over the generous rear courtyard. The aspect is to the southeast. The accommodation is versatile having a ground floor double bedroom. The first floor has a further three double bedrooms and two bathrooms.

OUTSIDE

The property has the benefit of a generous site of around 0.41 acres and a generous range of outbuildings including a double garage (PV panels fitted), two timber stables, large stores and further garage with light and power. Private rear courtyard. Lawned garden/paddock to side with lovely rural aspect and views to the Lakeland fells.



Ground Floor

Approx. 116.5 sq. metres (1254.2 sq. feet)



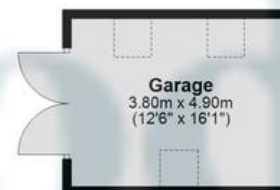
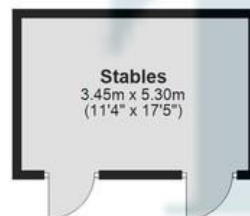
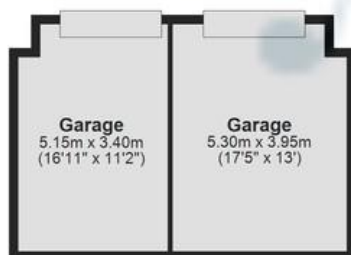
First Floor

Approx. 97.5 sq. metres (1049.7 sq. feet)



Outbuildings

Approx. 74.5 sq. metres (801.9 sq. feet)



Total area: approx. 288.5 sq. metres (3105.8 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.