



**Hayward  
Tod**

**3 bedroom Detached Bungalow | Gill Wood | Nook Lane | Dalston | Carlisle | CA5 7JR**  
**Guide Price £525,000**





Three bed detached bungalow in 0.7 acre private grounds with significant potential and scope to extend. Superb modern detached outbuilding. Excellent location in touch with an extensive range of local amenities within the village of Dalston.

#### ACCOMMODATION SUMMARY

Hall | Sitting room | Kitchen/diner | Front double bedroom one | Front double bedroom two | Rear double bedroom three | Bathroom | Generous private 0.7 acre garden site including wooded bank | Remote electric gate access onto drive and hardstanding | Outstanding 12m x 7.8m double height modern detached four bay garage/workshop | Council tax band - E | EPC - E | LP gas central heating | Double glazing | Private drainage | Freehold

#### APPROXIMATE MILEAGES

Dalston Village Square 0.9 | Central Carlisle - Mainline Station 5.2 | M6 J42 6.7 | Lake District - Caldbeck 8.3, Ullswater Pooley Bridge 24.3 | Solway Coast AONB 15.6 | Newcastle Airport 61.6

#### WHY DALSTON

Dalston benefits from a superb range of local amenities and is Carlisle's largest village. Conveniently located for access to the city centre, M6 motorway, west Cumbria via the A595/6 and the North Lake District. The village is also well connected with both bus and rail services in to Carlisle, with the railway station being on the Cumbrian West Coast line. The village benefits from both primary and secondary schools, as well as two pubs, Co-op, butchers, doctors surgery and a variety of local shops and other amenities. Situated close to the River Caldew there are a number of river and rural walks close by. Carlisle, less than 10 minutes drive to the north has an extensive range of amenities as well as a rich and colourful history, a good café society, many pubs, eateries and restaurants. The West Coast Mainline serves the city and means London Euston can be

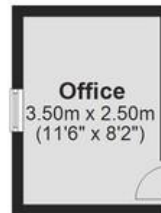
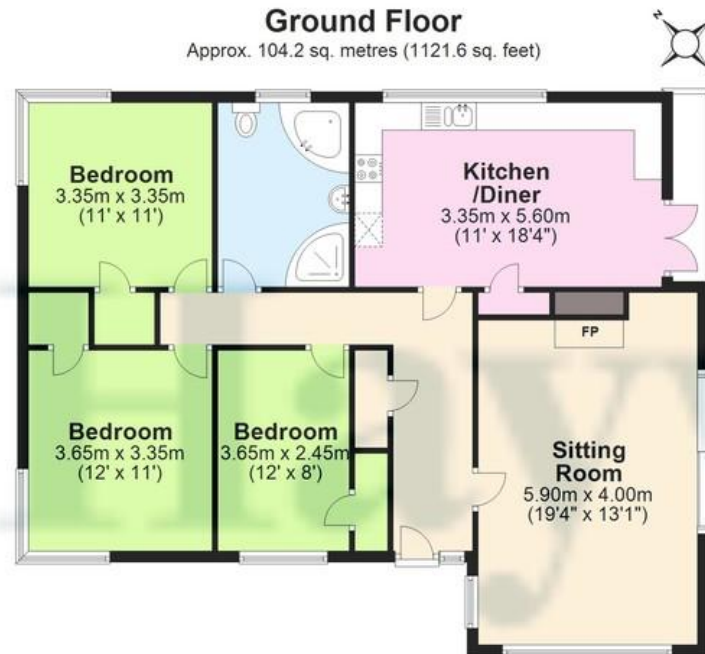


reached direct in a little over three hours or Glasgow, Edinburgh in a little over an hour.

### DESCRIPTION

Beautifully tucked away within its own generous private grounds yet less than a mile from the centre of the village, Gill Wood is a great prospect with loads of potential. The approach from the lane is via an electric remote controlled gate which leads to an area of parking. The sense of calm is immediate. Of interest is the impressive detached modern outbuilding which makes a great four car garage/workshop and is adaptable for a variety of other uses. The bungalow has three bedrooms, a spacious sitting room and dining kitchen. The outlook is private and sylvan. There is ample space for a large extension STP to create a significant home without sacrificing the enjoyment of the large gardens. We are sure that any investment in this wonderful site will reward given the attractive and convenient location.





Total area: approx. 206.6 sq. metres (2223.3 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.