



**Hayward
Tod**

3 Bed Detached House | The Hollies | Low Hesket | CA4 0HB

£315,000





The Hollies is extremely spacious. Offering **1,664 sq. ft** of space, this home is significantly larger than your average village cottage. It has an incredible 23ft main living room, three really good-sized double bedrooms, Large Garden with detached garage and a wishing well. Situated In a popular village between Carlisle and Penrith.

entrance hallway | sitting room | living/dining room | utility | ground floor shower and W.C. | kitchen | rear porch | three double bedrooms | first floor bathroom | driveway parking | garage | garden | additional outdoor store | double glazing | Oil central heating | mains connected, water, electricity and drainage | EPC E | council tax band E | freehold

APPROXIMATE MILEAGES

High Hesket Primary School 1.5 | Carlisle 7.5 | Penrith 11 | Newcastle International Airport 60

WHY LOW HESKET?

A popular village situated between Carlisle and Penrith allowing for easy access both north and south, as well as to the M6 motorway. The village benefits from a regular bus service, village hall and there is a primary school just moments away in the nearby High Hesket. A perfect base for commuting and exploring the wider region, with the Lake District and Eden Valley on the doorstep. Penrith, offers direct rail services to London Euston in just three hours.

ACCOMMODATION

Deceptively spacious and offering ample living, a large entrance hall welcomes you in to the property, which benefits from a large living/dining room and a good size second reception room on the ground floor. There is a generous kitchen and utility as well as a useful ground floor shower room with W.C. On the first floor there are three double bedrooms and a family bathroom. Externally the property has driveway parking, and a large lawned garden. There is a brick built detached garage as well as an additional store further towards the rear of the garden.





Ground Floor

Approx. 83.9 sq. metres (903.2 sq. feet)



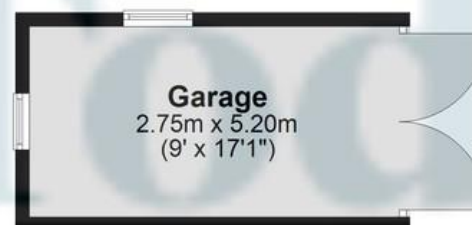
First Floor

Approx. 56.4 sq. metres (606.9 sq. feet)



Outbuilding

Approx. 14.3 sq. metres (153.9 sq. feet)



Total area: approx. 154.6 sq. metres (1664.0 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.