



Scotby

15 Ghyll Road, Scotby, Carlisle, CA4 8BT

A substantial Edwardian four bedroom semi-detached house occupying a prime 0.2 acre site with an extensive south-west facing rear garden and pleasantly situated on a side road in the centre of Scotby village located approximately three miles from Carlisle city centre.

This most appealing property benefits from recent comprehensive upgrading to provide an immaculate standard of tastefully appointed accommodation retaining fine original period features. Internal viewing is highly recommended.

Scotby provides a wide range of local amenities including a village hall, church, shop with post office, the Royal Oak gastro pub, Finis restaurant, an acclaimed primary school and recreational playing fields.



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Superfast
Broadband
Available



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Offers over £595,000

Quick Overview

Most appealing substantial Edwardian semi-detached house

Highly desirable side road location in the centre of Scotby village

Approximately three miles from Carlisle City Centre

Comprehensively upgraded and immaculately presented accommodation

Four double bedrooms and two bath / shower rooms

Three fine reception rooms and two fitted kitchens

Approximately 0.2 acre site

Extensive south-west facing rear garden

Generous on-site parking spaces and timber garage

Viewing highly recommended

Property Reference: KW0447



Entrance Hall



Sitting Room



Living Room



Dining Room

Accommodation

Ground Floor:

Entrance Vestibule

Entrance Hall

With radiator, under stairs cupboard.

WC

With WC, wash hand basin, heated towel rail.

Living Room

With window seat, wood burning stove and fire surround, built in chimney side cupboards and shelving, radiator.

Sitting Room

With windows to two elevations, wood burning stove and fire surround, radiator, glazed external door.

Dining Room

With radiator, built in cupboards.

Main Kitchen

With fitted base and wall units including granite work surfaces and pelmet lighting, under mounted sink with mixer tap, breakfast bar, Aga, integrated dishwasher, windows to two elevations, radiator.

Rear Hall

With external door, double doors to the inner courtyard, walk in store room, additional store, boiler room.

Additional Kitchen

With fitted base and wall units, sink with mixer tap, integrated oven, combi microwave oven, fridge, freezer, plumbing for washing machine, electric heater.

First Floor:

Landing

With radiator, built in cupboards and airing cupboard.

Bedroom One

With radiator, walk in cupboard.

Bedroom Two

With radiator, built in cupboard.

Bedroom Three

With radiator.



Sitting Room



Living Room



Main Kitchen



Bedroom One



Bedroom Three



Bathroom

Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, heated towel rail.

Shower Room

With WC, wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail.

Second Floor:

Landing

Bedroom Four

With built in eaves cupboards.

Outside:

Block paved driveway providing on-site parking spaces, inner courtyard, paved terrace, extensive lawned garden with stocked and shrubbed borders, detached timber garage.

Services

Mains water, electricity, gas and drainage. Gas central heating.

Tenure

Freehold.

Council Tax

Band E.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

Leaving Carlisle heading east from Warwick Road proceed onto the A69 and turn first right onto Scotby Road. Continue past the church into the village centre. Ghyll Road is situated on the left immediately after passing the left turning signposted to Wetheral.

What3words

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Price

Offers over £595,000 are invited for consideration.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT).



Main Kitchen



Bedroom Two



Bedroom Four



Rear Garden

Request a Viewing Online or Call 01768 741741

Meet the Team

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Viewings available 7 days a week
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Call **01768 741741** or request
online.

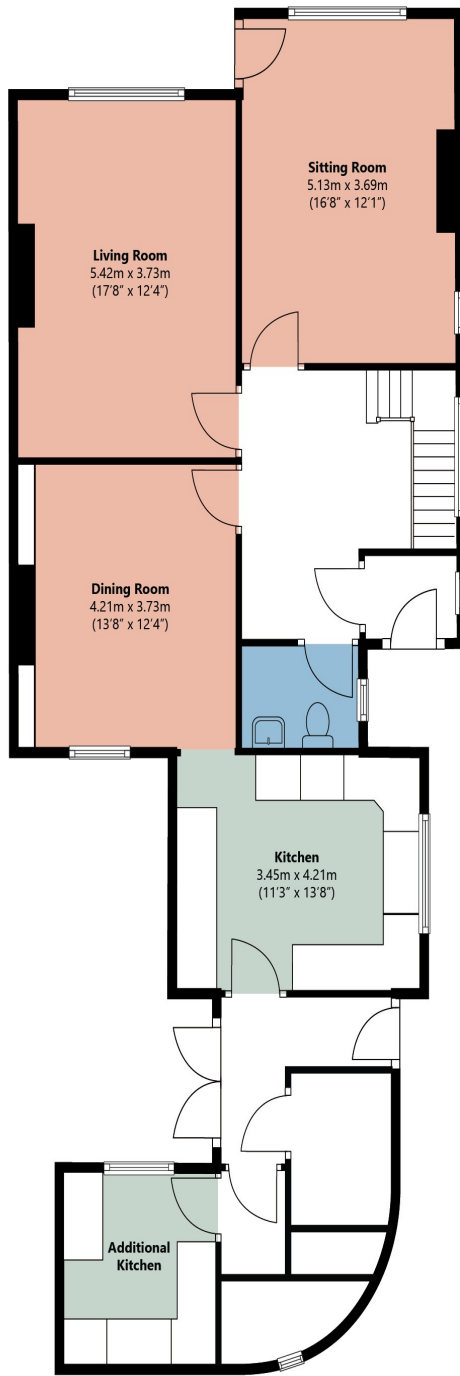


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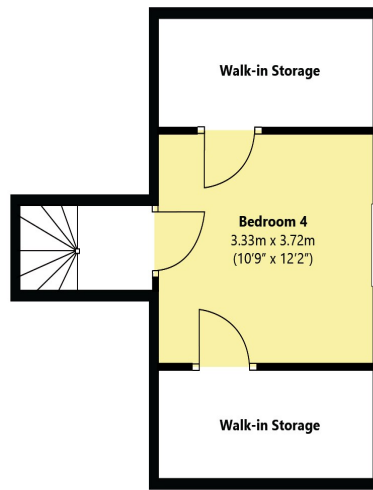


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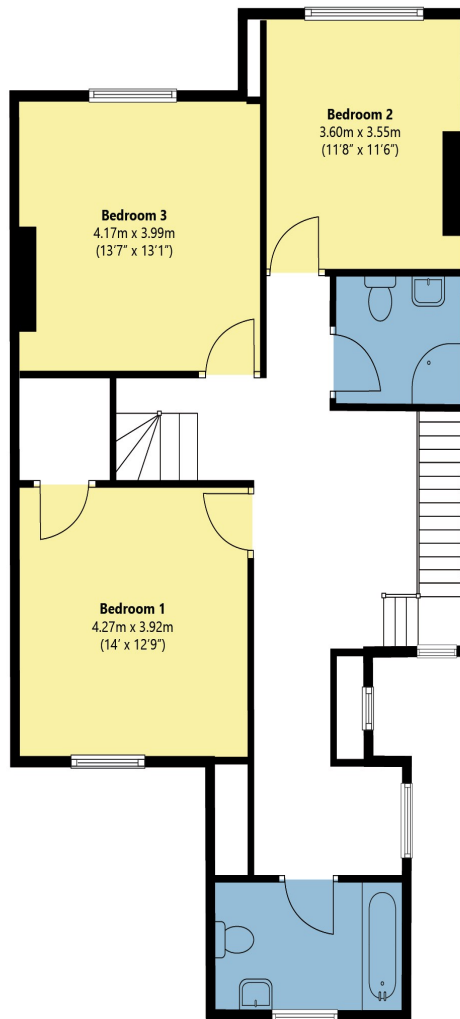
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Ground Floor
Approx 116.00 sq. metres (1,240.00 sq. feet)



Second Floor
Approx 14.00sq. metres (151.00 sq. feet)



First Floor
Approx 90.00 sq. metres (969.00 sq. feet)

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 25/03/2025.