



**Hayward  
Tod**

**4 Bed Detached House | Beechnut House | Scotby Village | Scotby | CA4 8BU**  
**Guide Price £795,000**







A most impressive detached contemporary dwelling with stunning interior and delightful south facing garden beautifully positioned in the heart of a desirable and conveniently located village with shop, pub and primary school. 4 beds. 4 bath. Large double garage.

#### ACCOMMODATION SUMMARY

Enclosed glazed porch | Hall and gallery landing | Spacious sitting room | Large dining kitchen | Study | Utility room | Double bedroom | Shower room | FIRST FLOOR | Main bedroom with dressing room and ensuite bathroom | bedroom two with ensuite shower room | bedroom 3 with dressing room and en-suite bathroom | Large linen room | Lower ground floor | Large double garage and workshop | Generous 0.3 acre site | Driveway and parking | Landscaped south facing rear garden with large terrace | All mains | PV panels | Gas central heating | Double glazing | Council Tax Band - F | EPC rating - B | Freehold

#### APPROXIMATE MILEAGES

Village centre shop/PO and pub 0.1 (one minute walk) | Primary school 0.3 | M6 J43 via A69 1.1 | Carlisle Golf Club 1.2 | Central Carlisle Mainline Station 3.4 | Solway Coast AONB - Bowness on Solway 16.2 | Lake District National Park - Caldbeck 15.8, Pooley Bridge Ullswater 24.4 | Hadrian's Wall UNESCO site - Birdoswald Fort 15 | North Pennines AONB - Alston 26 | Newcastle International Airport 54 | Edinburgh 99



#### WHY SCOTBY?

Scotby Village has great amenities including a shop, post office and public house that overlook Scotby green. There is a church and village hall and an active and strong community spirit with the opportunity to participate in a variety of activities throughout the year. Convenient location means easy access to the main road network cutting travelling time and in particular the A69 and M6 at Junction 43 are just minutes away. Those wishing to



socialise or in need of retail therapy will not be disappointed. The wide range of amenities and services available in Central Carlisle are less than four miles away. The station has direct services to London in around 3 hours 20 minutes and to Glasgow and Edinburgh in around 1 hour 20 minutes. Other direct services include the Lake District, Manchester and airport, Newcastle, Penrith and Birmingham. The region's areas of natural and historic interest, including the beautiful Eden Valley, Hadrian's Wall, Solway Coast and the Lake District National Park are all within an easy driving distance.

**DESCRIPTION** Beechnut House is a magnificent and generously proportioned detached property circa 3,700 Sq. ft. (including garage). This individual modern home has been beautifully designed to take advantage of the site and the bright south facing rear aspect. The attractive and well appointed interior is captivating. The hall with cathedral style ceiling and gallery landing with glazed balustrade creates an impressive entrance and certainly sets the tone for this fine home. The large sitting room has bifold doors to the south facing terrace and built in cupboards and shelving plus a recess to house a large television. A contemporary double sided fireplace also serves the dining kitchen. The bespoke kitchen is beautifully crafted with a stylish range of units, island and sleek pink granite bench tops. There is a large range cooker and an American style fridge freezer. Two French doors open out onto a covered veranda and south facing terrace. The ground floor accommodation benefits from having a bedroom and shower room. There is also a full fitted oak study incorporating two desks, filing cabinet and bookshelves. The first floor is perfectly designed around the wonderful landing. The main has fitted wardrobes plus a large walk in dressing room and superb ensuite with bath and walk in shower. The second bedroom has built in wardrobes and an ensuite shower room. The third bedroom is spacious and has a dressing room, en-suite bathroom and is completed with a fully fitted desk and media wall.





## OUTSIDE

Delightful gardens circa 0.3 acres. A large sweeping drive provides parking areas and rises up to a generous double garage (470 Sq. ft) plus workshop. This is an excellent facility with electronically controlled roller door. The south facing rear garden is delightful. A spacious terrace provides which links both the dining kitchen and sitting room provides an excellent area for alfresco entertaining. A low retaining wall with box hedging has steps to the lawned garden and fish pond.









Total area: approx. 345.2 sq. metres (3715.9 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.