



**Hayward
Tod**

4 bed, 1 ensuite Detached House | 11 Lough Wood Crescent | Scotby | Carlisle | CA4 8FT
Guide Price £485,000





A fine modern detached village dwelling with four double bedrooms and wonderful private rural aspect. Delightful open plan living kitchen with bifolds to south facing terrace and garden. Favourable setting within a small select close in a sought after village just east of Carlisle, handy for the M6 and Lake District.

ACCOMMODATION SUMMARY

Porch | Hall and stairs | Sitting room | Living dining kitchen | Cloakroom | Utility room | First floor landing | Large front double bedroom with ensuite shower room | Large front double bedroom two | Rear double bedroom three | Rear double bedroom four | Family bathroom | Open lawned forecourt garden with driveway and parking | Large integral garage | All mains | Gas central heating | Council Tax band - F | EPC rating - B | Freehold

APPROXIMATE MILEAGES

Village centre 0.5 | M6 J43 1.7, J42 2 | Central Carlisle - mainline station 3.9 | Lake District National Park - Caldbeck 15, Ullswater - Pooley Bridge 22.7 | Solway Coast AONB - Bowness on Solway 16.8 | North Pennines AONB - Alston 26.9 | Newcastle International Airport 54.6

WHY SCOTBY?

The property is conveniently located within a small select close just off Broomfallen Road in the desirable village of Scotby, just a short walk to the centre of the the village. Scotby is well catered for having the benefit of a COE Primary School, church and village hall. The village shop with post office and the public house overlook Scotby green. Scotby is an active village with a strong community spirit and the opportunity to participate in a variety of activities throughout the year. The convenience of the location is superb with easy access to the main road network including the A69 and the M6 Junctions 42 and 43 are just minutes away. Those wishing to socialise or in need of retail therapy will not be disappointed. The regional capitol Carlisle with its growing café culture is just a ten



minute drive. Here you will find a variety of pubs, eateries and restaurants. Carlisle station serves London in around three hours twenty minutes and has many other direct services including to Glasgow, Edinburgh, the Lake District, Manchester Airport, Newcastle and Birmingham.

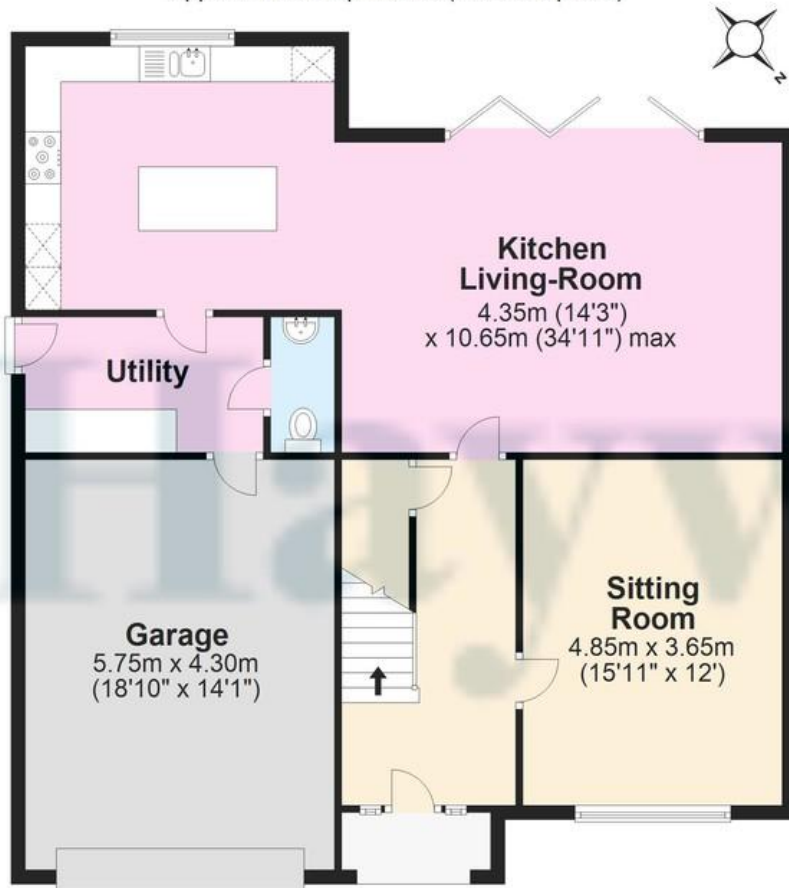
DESCRIPTION

Number 11 is an appealing well-balanced home of quality built by esteemed builders Reiver Homes to a high specification. The beautifully finished and attractively presented accommodation at over 2,000 Sq. ft excluding the garage is generous to say the least. The enhanced specification is apparent and this along with the property's excellent setting and aspect make for an enticing package. The contemporary living space includes a sitting room and superb open plan living dining room with sleek fitted kitchen and island. This is a wonderful and spacious light filled room south facing to the garden and countryside. Bifold doors access a large terrace and the landscaped gardens. This provides a superb area for alfresco living. A utility room and cloakroom are provided. On the first floor are the four double bedrooms and family bathroom. The large main bedroom has a beautiful range of bespoke fitted furniture and an ensuite shower room. The generous garden site of around 0.2 acres completes the picture.



Ground Floor

Approx. 110.2 sq. metres (1186.5 sq. feet)



First Floor

Approx. 101.7 sq. metres (1094.5 sq. feet)



Total area: approx. 211.9 sq. metres (2281.0 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.