



**Hayward
Tod**

1 bedroom First Floor Apartment | 9 Scalesceugh Hall | Carlisle | CA4 0AG
Guide Price £185,000





Bespoke, luxury one bed apartment within a grand historic building situated in sprawling communal grounds amongst open countryside yet retaining superb access to Carlisle, Penrith, M6 motorway and the Lake District National Park. Wonderful community and shared socialising spaces.

ACCOMMODATION SUMMARY

Entry phone access to communal hall, stairs and lift | First floor communal landing | Entrance into sitting room with glazed doors to fitted dining kitchen | Rear double bedroom one | Shower room | Under floor heating | EPC - B | Council Tax Band - B | Allocated parking | Visitor parking | Shared use of communal living room and cinema room | Leasehold 995 years remaining | Zero ground rent | Service charge to July 2025 £2,402pa | Extensive communal grounds | NB property is available to residents aged 55 and over

APPROXIMATE MILEAGES

M6 J42 1.9 | Central Carlisle Mainline Station 5.3 | Penrith Mainline Station 13.4 | Lake District National Park - Caldbeck 15, Pooley Bridge Ullswater 19.7 | Hadrian's Wall UNESCO World Heritage Site - Birdoswald Fort 18.5 | Solway Coast AONB - Bowness on Solway 19.7 | North Pennines AONB - Alston 30.5 | Newcastle International Airport 57.2



WHY SCALESCOUGH?

An exclusive community nestled amongst rolling countryside just minutes from Carlisle and Penrith. Number 9 is one of a small number of individually designed luxury apartments within the fully refurbished Scalesceugh Hall. Each apartment is beautifully designed around the layout of the original building and benefits from use of some wonderful communal spaces within the building. A large living room is perfect for socialising with other residents and entertaining larger groups and the cinema room is a

wonderful space to relax. The communal grounds are beautifully landscaped. And with an onsite café and swimming pool due to open in due course there really is plenty going on right on your doorstep, not to mention the Lake District, Solway Coast and Hadrian's Wall all within 30 minutes drive for those looking to venture further afield.

DESCRIPTION

Beautifully positioned at the rear of the building number 9 is the largest of the one bedroom apartments within the hall. The apartment has bright accommodation and at 624 Sq. ft offers generous living. The sitting room is spacious and glazed sliding doors access the wonderful fitted dining kitchen which has Shaker style units and a range of quality appliances. The double bedroom has fitted wardrobes to one wall. The smart contemporary shower room is beautifully finished with concealed cistern, vanity cupboards and mirror.

MEASUREMENTS

Sitting room 25'0 x 10'4 | Dining kitchen 12'10 x 12'0

Double bedroom 13'4 x 10'6 | Shower room 7'5 x 6'7





Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtod.co.uk
haywardtod.co.uk

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.