



**Hayward  
Tod**

**3 bedroom Semi Detached House | 6 Ghyll Road | Scotby | Carlisle | CA4 8BT**  
**Guide Price £285,000**







An appealing three bed semi detached property with good living space benefitting from a large private rear garden and excellent location on a quiet side road with in a popular village. Walk to village shop, pub and primary school. Convenient for M6, Carlisle and Lake District.

#### ACCOMMODATION SUMMARY

Porch | Hall and stairs | Sitting room | Dining/living room | Fitted kitchen into breakfast room | First floor landing | Front double bedroom one | Rear double bedroom two | Front single bedroom | Separate WC | Bathroom | Large garden circa 0.17 acres | Paved driveway and parking | Large private rear garden | Patio | Open rural aspect | All mains services | Gas central heating | Council Tax Band - C | EPC rating - pending | Freehold

#### APPROXIMATE MILEAGES

Village green, shop and pub 0.2 (5 minute walk) | COE Primary School 0.6 | M6 J43 1.5 | Central Carlisle - West Coast Mainline Station 3.6 | Brampton 8 | Hadrian's Wall UNESCO Site - Birdoswald Fort 14.8 | Solway Coast AONB - Bowness on Solway 16.6 | Lake District National Park - Caldbeck 17, Pooley Bridge Ullswater 23.2 | North Pennines AONB - Alston 26.7 | Newcastle International Airport 54

#### WHY SCOTBY?

Scotby is a desirable village with great amenities including a shop, post office and public house that overlook Scotby green. There is a good CoE primary school, church and village hall and a strong community with the opportunity to participate in a variety of activities throughout the year. The 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 are readily accessible.

### DESCRIPTION

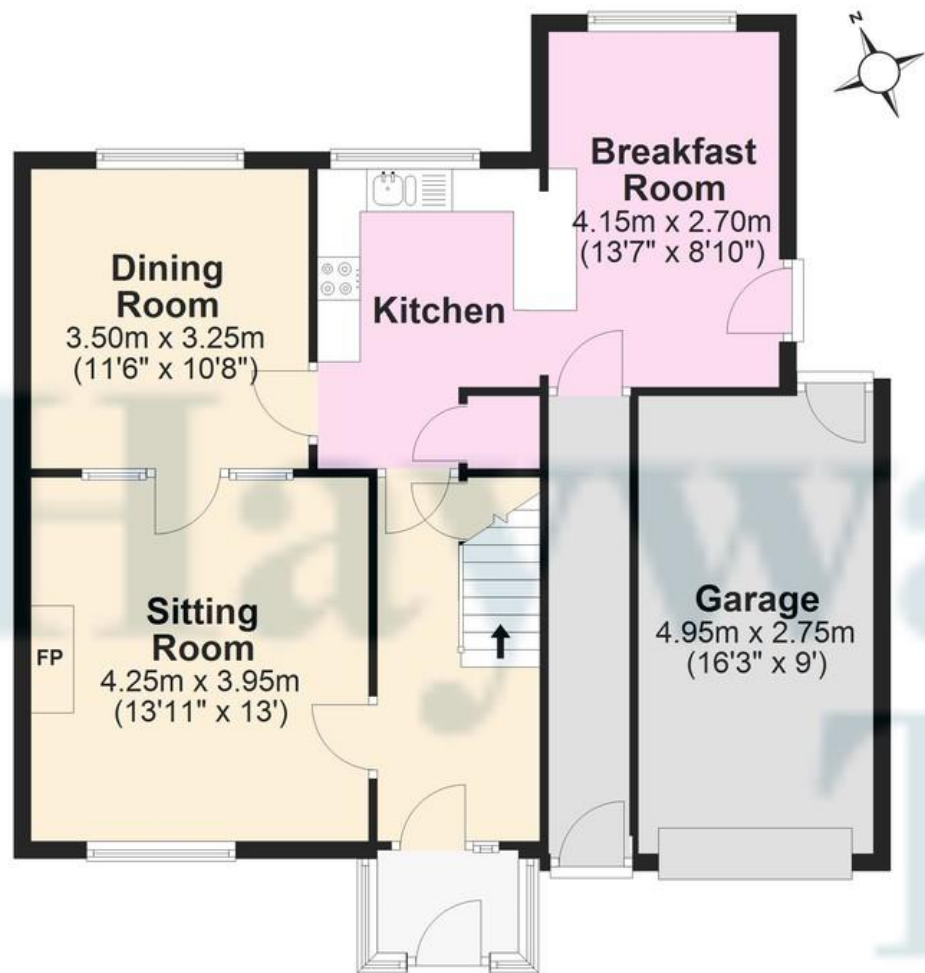
This well maintained and presentable three bed semi detached property is beautifully situated within the sought after village of Scotby. What sets this property apart is the large private garden which is unusual to find in a village/suburban home and that it overlooks fields at the rear. The accommodation is well balanced and the living space is particularly generous. The charming sitting room features a contemporary gas fire and glazed doors access the dining/living room at the rear. The fitted kitchen with peninsular opens into the breakfast room and both have a pleasant aspect out to the rear garden. There is access to a secure enclosed side passage that has doors to the front and rear. On the first floor are two double bedrooms, one with built in wardrobes, a single bedroom, modern bathroom and separate WC. Of interest is the large garden, garage and off street parking.





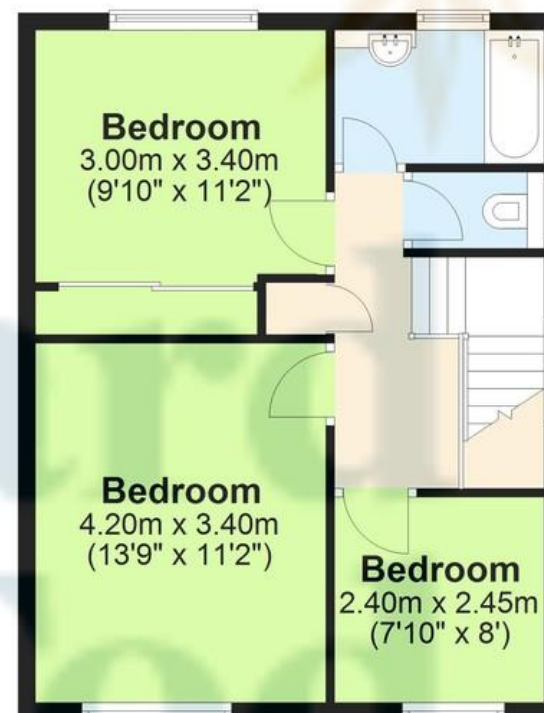
## Ground Floor

Approx. 80.2 sq. metres (862.9 sq. feet)



## First Floor

Approx. 47.2 sq. metres (508.1 sq. feet)



Total area: approx. 127.4 sq. metres (1371.0 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.