



**Hayward  
Tod**

**2 bed, 1 ensuite Lift Served Apartment | 5 Scotby Grange | Scotby | Carlisle | CA4 8DW**  
**Guide Price £175,000**







An impressive and well appointed two bed first floor apartment with a beautiful south westerly aspect over private parkland. Excellent location within the village of Scotby benefiting from a shop, PO and pub. Convenient for Carlisle, M6 and Lake District.

#### ACCOMMODATION SUMMARY

Ground floor | Communal entrance lobby and stairs | First floor communal landing | Entrance into hall | Sitting room | Dining area into fitted kitchen | Front double bedroom one with ensuite shower room | Front bedroom two | Bathroom | Secure basement store | Generous parkland grounds with tennis court | Designated parking for two cars | Visitor parking | Council Tax Band - C | EPC Rating - C | Electric central heating | Mains drainage | Leasehold | 999 years from 2003 | Service charge for 2026 £225 pcm

#### APPROXIMATE MILEAGES

Village shop/PO and Public House 0.6 (12 minute walk) | Scotby CoE Primary School 0.2 | M6 J43 1.4 | Central Carlisle West Coast Mainline Station 2.7 | Brampton 7.9 | Hadrian's Wall UNESCO Site - Birdoswald Fort 15.5 | Solway Coast AONB - Bowness on Solway 15.6 | Lake District National Park - Caldbeck 15.8, Pooley Bridge Ullswater 23.9 | Newcastle International Airport 54



#### WHY SCOTBY?

Scotby is a desirable village with a great range of 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 a just three 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. The Scottish borders are on the door step and the North Pennines AONB is a pleasant scenic drive away.

### DESCRIPTION

This fine apartment, just one of only six is located within an attractive period building set in large communal grounds with a tennis court, designated and visitor parking. The generous lobby has character and there are stairs and importantly a lift. Number five is on the first floor and provides a pleasant private aspect from the two bedrooms and sitting room. The apartment is tastefully presented and in good order throughout. The living room is open plan and includes a dining area. This is open into the fitted kitchen. The main bedroom is generous and has an ensuite shower room. The second double bedroom has built in wardrobes and is opposite the bathroom. Of interest there is good secure storage in the basement.





## Top Floor

Approx. 66.1 sq. metres (711.0 sq. feet)



Total area: approx. 66.1 sq. metres (711.0 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.