



HUNTERS®

## The Scaur

Longtown, Carlisle, CA6 5NU

Guide Price £365,000



- No Ongoing Chain
- Beautiful Views over the River Esk
- Show-Stopping Kitchen with Integrated Appliances
- Three Double Bedrooms, Two on the Ground Floor
- Oil-Fired Central Heating, Solar Panels & Double Glazing
- Modern Detached Bungalow within a Popular Area of Longtown
- Finished to a High Specification Throughout
- First Floor Lounge with Picture Window plus an Open-Plan Living and Dining Room
- Compact Rear Garden, Ample Off-Street Parking & Detached Garage
- EPC - B

# The Scaur

Longtown, Carlisle, CA6 5NU

Guide Price £365,000



**NO ONWARD CHAIN** - This modern detached bungalow enjoys breathtaking views over the River Esk and is quietly tucked away along a private road in a popular area of Longtown. Built in 2017 and finished to a high specification, the home has been thoughtfully designed throughout, featuring a show-stopping kitchen, luxurious en-suites, and stylish shower room. The well-planned layout is ideal for modern living, with an open-plan living and dining area that flows seamlessly into the contemporary kitchen, along with direct access to the compact rear garden. The ground floor offers two spacious double bedrooms, a versatile study or snug, a sleek family shower room, and a master en-suite. Upstairs, an impressive lounge boasts a feature picture window that perfectly frames the stunning river outlook, accompanied by a further double bedroom and en-suite. The property also benefits from solar panels, enhancing its energy efficiency while helping to reduce ongoing running costs. Outside, there is ample parking for three to four vehicles and a large detached garage. This beautifully presented home will appeal to a wide range of buyers, whether you're seeking a stylish family residence or looking to downsize without compromising on quality or internal space. Early viewing is highly recommended to appreciate the design, setting, and lifestyle this exceptional bungalow offers.

The accommodation, which has oil-fired central heating, solar panels and double glazing throughout, briefly comprises a hallway, living/dining room, kitchen, shower room, two bedrooms, en-suite and a study/snug to the ground floor with a lounge, bedroom and en-suite to the first floor. Externally there is off-street parking, detached garage and a low-maintenance rear garden. EPC - B and Council Tax Band - D.

Longtown is a thriving town located to the North of Carlisle, on the historic A7 which connects from the English border through to Scotland's capital city, Edinburgh. For the every-day essentials, the town boasts a wide range of amenities including independent shops, convenience stores, garage, take-away restaurants and pharmacy. Additionally, Longtown also benefits from a doctors surgery, Longtown Primary School, village hall and Arthuret Church. For those looking to commute, heading South on the A7 provides direct access back to the Border City of Carlisle, which includes access onto the M6 J44, the A595 and the A69 whereas heading North over the border, the town of Gretna allows access to the A74(M) and A75. For those requiring rail connections, Carlisle Citadel Station is on the West Coast mainline, providing fast and frequent services South to London in around 3hours 23minutes and North to Edinburgh in 1hour 16minutes.

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the kitchen, living/dining room, study/snug, two bedrooms and shower room, two designer vertical radiators, tiled flooring, stairs to the first floor lounge and an external door to the rear garden.

### LIVING/DINING ROOM

Living Area:

Designer vertical radiator, electric fire with surround and hearth, and double glazed patio doors to the rear garden.

Dining Area:

Designer horizontal radiator, opening to the kitchen and a double glazed window to the front aspect.

### KITCHEN

Contemporary fitted kitchen comprising a range of base, wall, drawer and tall units with matching stone countertops, breakfast bar, upstands and splashbacks above. Integrated eye-level electric double oven, five-ring electric hob, extractor unit, integrated dish washer, integrated washing machine, integrated tall fridge, one and a half bowl sink with mixer tap, tiled flooring, recessed spotlights, under-counter lighting, plinth spotlights, and a double glazed window to the front aspect.

### STUDY/SNUG

Double glazed window to the front aspect, radiator, tiled flooring, built-in cupboard housing the inverter for the solar panels, and double glazed patio doors to the side driveway.

### MASTER BEDROOM & EN-SUITE

Master bedroom:

Double glazed window to the side aspect, designer horizontal radiator and an internal door to the en-suite

En-suite:

Three piece suite comprising a wall-mounted WC, wall-mounted vanity wash basin and a wet-room style shower with mains shower unit, rainfall shower head and wand. Fully-tiled walls, tiled flooring, designer vertical radiator, recessed spotlights, extractor fan and an obscured double glazed window.

### BEDROOM TWO

Designer horizontal radiator and a double glazed window to the rear aspect

### SHOWER ROOM

Three piece suite comprising a wall-mounted WC, wall-mounted vanity wash basin and a wet-room style shower with mains shower unit, rainfall shower head and wand. Fully-tiled walls, tiled flooring, designer vertical radiator, recessed spotlights, extractor fan and an obscured double glazed window. There is a built-in cupboard with double doors that houses the hot water tank.

## FIRST FLOOR:

### LOUNGE

Double glazed window to the rear aspect, recessed

spotlights, two designer vertical radiators, loft-access point, two eaves-access points and an internal door to bedroom three. We have been advised the loft includes a pull-down ladder, boarding and lighting.

### BEDROOM THREE & EN-SUITE

Bedroom:

Double glazed window to the front aspect, designer horizontal radiator, eaves-access point and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a wall-mounted WC, wall-mounted vanity wash basin and a wet-room style shower with mains shower unit, rainfall shower head and wand. Fully-tiled walls, tiled flooring, designer vertical radiator, recessed spotlights, extractor fan and an obscured double glazed window.

### EXTERNAL:

Frontage/Driveway:

A block-paved driveway to the side of the property, allowing for off-street parking for three/four vehicles. Access from the driveway into the detached garage, along with access into the study/snug via patio doors. To the front of the property is a paved pathway including ramped access into the bungalow.

Rear Garden:

Compact rear garden benefitting a small paved seating area directly outside the living/dining room patio doors, with paved pathways around the property. The oil-fired boiler is located to the side of the property with an external cold water tap to the rear elevation.

### GARAGE

Electric sectional garage door, pedestrian access door, power and lighting.

### WHAT3WORDS

For the location of this property please visit the What3Words app and enter - [vipers.menswear.home](https://www.vipers.menswear.home)

### AML DISCLOSURE

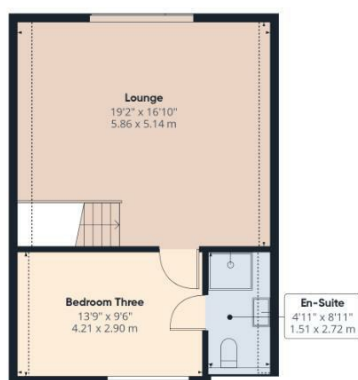
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



## Floorplan



**Ground Floor** Building 1



**Floor 1** Building 1

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HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>1679 ft<sup>2</sup>156 m<sup>2</sup>

Reduced headroom

57 ft<sup>2</sup>5.3 m<sup>2</sup>

(1) Excluding balconies and terraces.

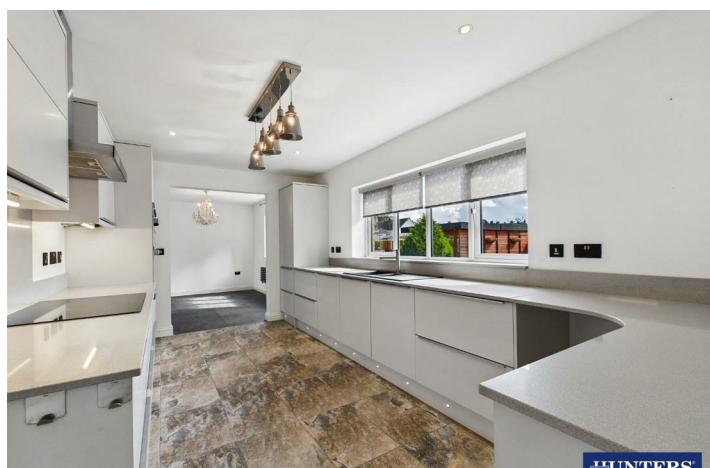
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard

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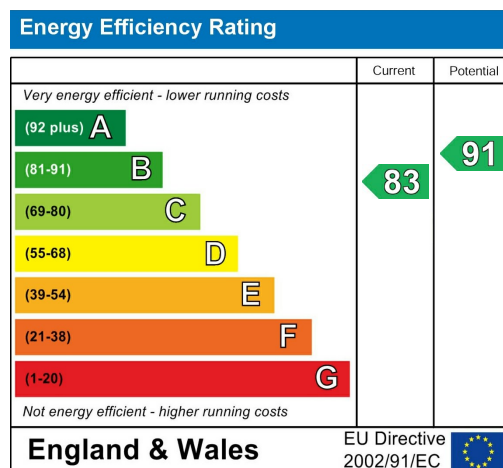








## Energy Efficiency Graph

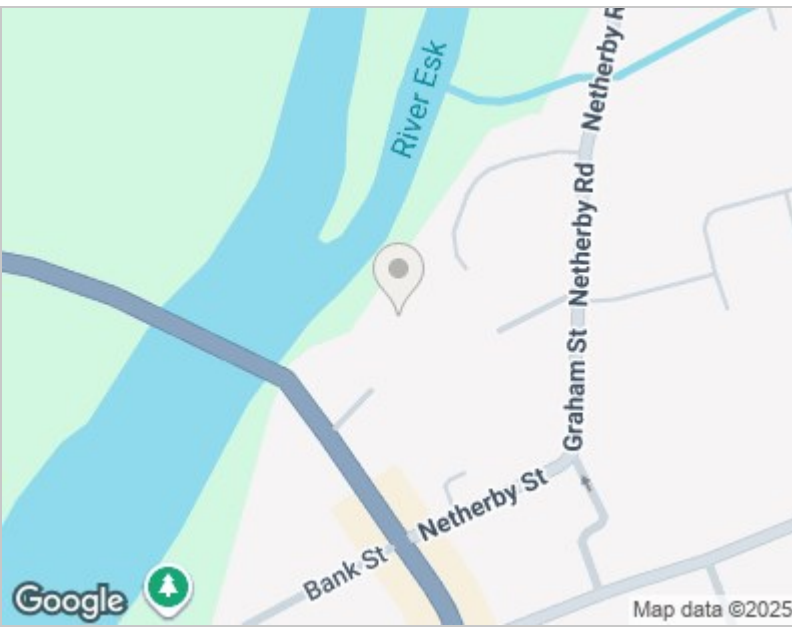


## Viewing

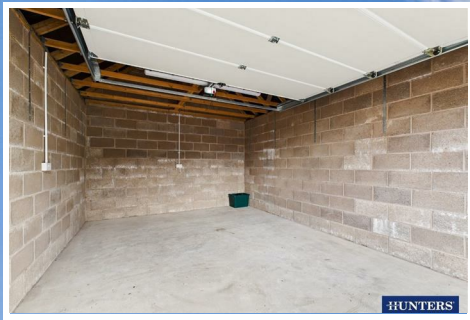
Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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