



**7 Scotby Grange, Scotby, CA4 8DW**

Guide Price **£250,000**

**PFK**



## 7 Scotby Grange

### The property:

Sitting pretty in beautifully maintained private grounds you will find the imposing Scotby Grange development – and this stunning high quality townhouse most definitely deserves your full attention.

Since completion of the development of this home in 2006, the current owners have thoroughly enjoyed the benefits of this flexible townhouse layout; the spacious double fronted accommodation is spread over three floors and enjoys a wonderful position overlooking the large, mature grounds and tennis court. The ground floor offers a dual aspect reception room, dining kitchen, utility and WC; the first floor boasts two double bedrooms, both with en-suite, and the second floor has a home office, two further double bedrooms plus a large family bathroom.

Externally there are two private, allocated parking spaces, conveniently positioned right opposite the front door, with additional visitor parking spaces also available in the car park. The frontage offers private seating area and access to the communal grounds whilst the rear has a shared courtyard with area for shed and bin storage.

### Directions

7 Scotby Grange can be located using the postcode CA4 8DW or alternatively by using What3Words: [///people.tour.steps](https://www.what3words.com/#!/en/0984-4984-4984)





# Scotby, Carlisle

## The location:

Scotby is a sought after village in the Parish of Wetheral on the east side of the city of Carlisle, benefitting from excellent transport links. Village amenities include a primary school, public house, village shop and post office and close proximity to Carlisle Golf Club.

## KEY FEATURES:

- Superior quality townhouse
- Four double beds, two en-suite
- Stunning communal grounds, tennis court & parking
- Arranged over three floors
- Tenure – Leasehold
- EPC – C
- Council Tax – Band E

## Services

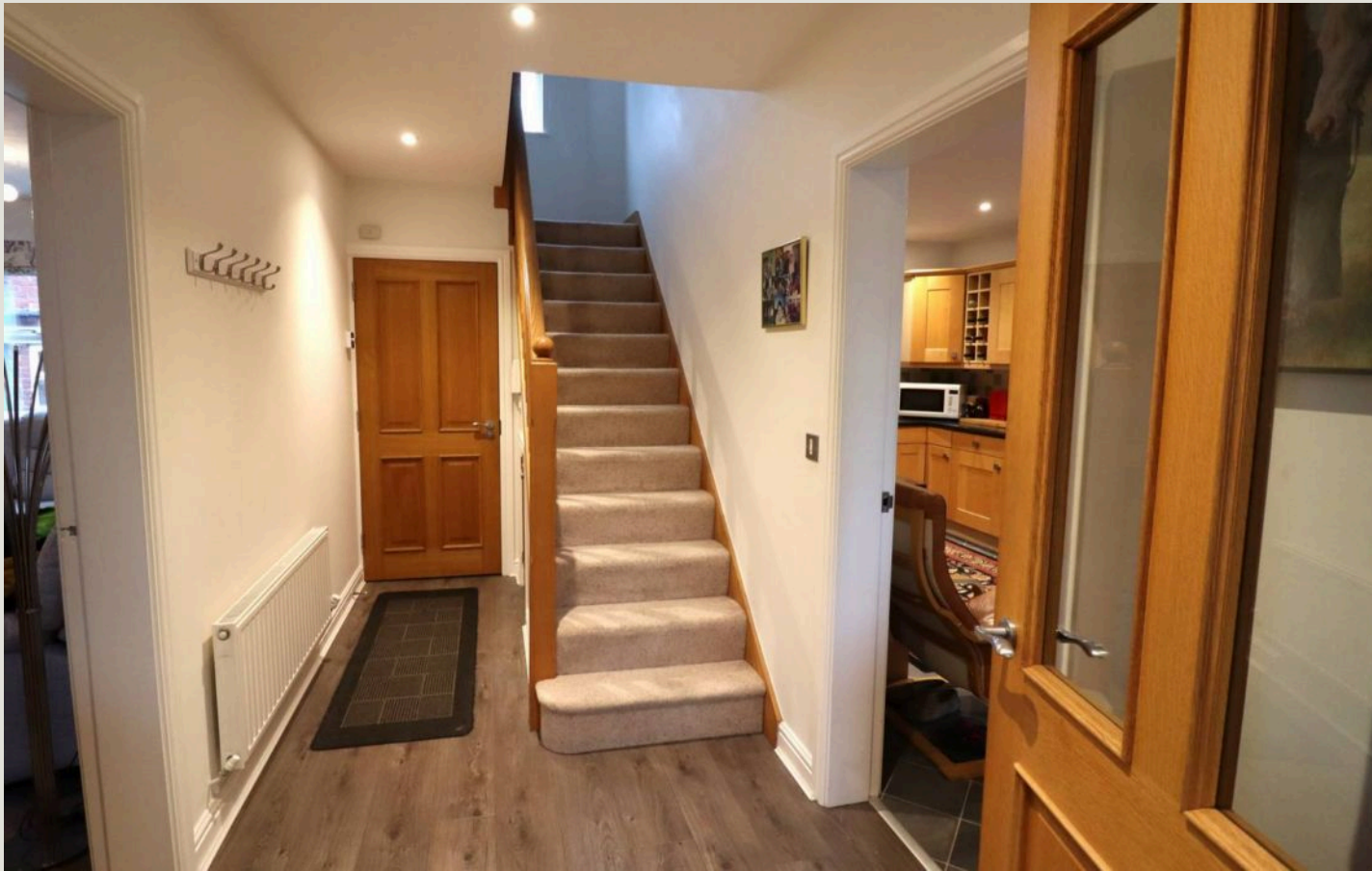
Mains electricity, gas, water & drainage; gas-fired central heating; double glazing installed throughout, telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

## Fixtures & Additional Items Included In Sale

The vendor advises that light fittings in lounge, bathroom cabinets in both ensuites and all window blinds and sun curtains will be included within the final agreed sale price. The washing machine, tumble dryer and garden shed will also be included in the price.







### **Entrance Vestibule**

Accessed via part glazed, wood grain uPVC entrance door. Double glazed windows to both sides, inset spotlights, radiator, and oak glazed door with side panel leading to:

### **Reception Hallway**

With inset spotlights, half glazed oak doors to lounge, kitchen and utility room, radiator, wall mounted alarm panel, under stairs storage cupboard and stairs to first floor accommodation.

### **Living Room**

18' 4" x 10' 10" (5.60m x 3.29m)

A dual aspect room with windows to front and rear. Gas fire on marble hearth, radiator, TV aerial socket and telephone point.

### **Kitchen/Diner**

18' 4" x 8' 10" (5.59m x 2.68m)

Dual aspect with windows to front and rear, radiator, TV aerial socket, telephone point and dining area to the front overlooking the grounds. Kitchen area comprises range of oak wall and base units with black granite worktops and tiled splash backs, 1.5-bowl sink/drain unit with mixer tap, built in double electric oven and grill with ceramic electric hob and stainless steel chimney extractor, integrated dishwasher, fridge and freezer. Door to:

### **Utility Room**

9' 10" x 4' 6" (3.00m x 1.36m)

Inset spotlights, window to rear aspect, wall and base units, complementary worktop, tiled splash back, wall mounted electric panel radiator and space/power/plumbing for washing machine and tumble dryer. Double glazed door giving access to the rear courtyard.

### **WC**

5' 10" x 3' 6" (1.79m x 1.07m)

Inset spotlights, window to rear aspect, pedestal wash hand basin, WC, wall mounted radiator, wall mounted RCD board for electrics, control panel for central heating system and recently installed wall mounted gas condensing boiler.







## FIRST FLOOR

### Landing

Inset spotlights, window to rear aspect, radiator and stairs to second floor accommodation.

### Bedroom 1

18' 4" x 10' 11" (5.60m x 3.33m)

A dual aspect double bedroom with windows to front and rear elevations. Radiator, TV aerial socket, telephone point and built in wardrobe, dressing table, headboard and bedside units.

### En-suite 1

8' 3" x 4' 2" (2.52m x 1.26m)

Inset spotlights, window to front aspect, corner shower cubicle, pedestal wash hand basin, WC, radiator, extractor fan, wall mounted cabinet and wall mounted mirror above wash hand basin (with the benefit of wiring behind to enable a shaver point to be installed if required).

### Bedroom 2

12' 11" x 9' 1" (3.94m x 2.77m)

Window to front aspect, radiator, TV aerial socket and built in wardrobes, bedside units and overhead storage boxes.

### En-suite 2

9' 9" x 5' 1" (2.98m x 1.54m)

Inset spotlights, window to rear aspect, shower cubicle, pedestal wash hand basin, WC, radiator, extractor fan and wall mounted cabinet.

## SECOND FLOOR

### Landing

Inset spotlights, Velux rooflight, radiator and access, via hatch and drop down ladder, to boarded loft space (with light).

### Study

6' 1" x 5' 6" (1.85m x 1.68m)

Pendant light fitting, Velux rooflight, radiator and telephone point.





### **Bedroom 3**

18' 4" x 10' 11" (5.59m x 3.33m)

Window to front aspect, Velux rooflight, radiator, TV aerial socket, telephone point and built in wardrobe.

### **Bedroom 4**

11' 9" x 9' 1" (3.59m x 2.77m)

Window to front aspect, radiator, TV aerial socket, built in wardrobe and built in dressing table/desk area.

### **Bathroom**

9' 9" x 6' 2" (2.98m x 1.89m)

Inset spotlights, Velux rooflight, radiator, extractor fan, bath and vanity units incorporating wash hand basin and WC.

### **ADDITIONAL INFORMATION**

### **Tenure & Management Charges**

The tenure of the property is leasehold with a term of 999 years from 1st October 2003. A monthly Management Charge of £75 is payable by all 19 households on the development which covers cost of managing agent (ARC), grounds maintenance, bin cleaning, upkeep of tennis courts and exterior communal lighting. Scotby Grange Management Limited has a sinking fund to be used in the event of future repair work being required to communal areas. The balance in the fund at the end of September 2023 was £14,800. The vendor has being granted permission by the management company to have solar panels installed (5 on the front and 7 on the rear) this work has not been carried out, but the permission to have the work done will transfer to the new owner.





### **Communal Grounds**

Large mature communal grounds with tennis court. Shared courtyard to the rear with private bin storage / shed area.

### **Front Garden**

The frontage offers private seating area and easy access to the communal grounds.

### **Allocated parking**

2 Parking Spaces

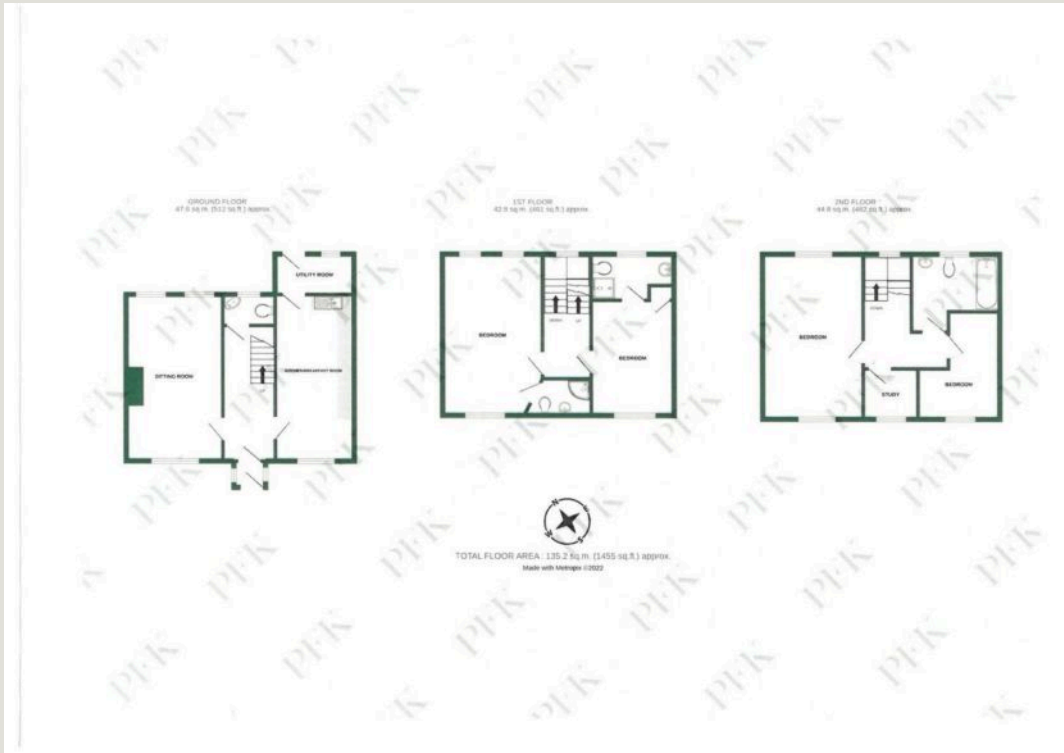
There are two private, allocated parking spaces, conveniently positioned right opposite the front door, with additional visitor parking spaces also available in the car park.


### **Referral & Other Payments**

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee :  
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>72</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 





## PFK Estate Agents

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