



9 The Scaur, Longtown, Carlisle, CA6 5NU

Guide Price £250,000

PFK

9 The Scaur

The property:

An exciting opportunity to acquire a bungalow in this sought-after cul-de-sac location on The Scaur.

Rarely do properties like this bungalow in such a peaceful and popular cul-de-sac come to the market. Offering a fantastic opportunity for those looking to personalise their next home, this spacious three bedroom semi detached bungalow, while dated in style, has been meticulously maintained and is presented in spotless condition. It offers a blank canvas for aesthetic updates but could be moved into immediately, making it ideal for buyers seeking comfortable, adaptable accommodation in a lovely setting opposite the River Esk.

Set on a generous plot of approximately 460m², the property enjoys lovely west-facing sunset views and a scenic riverside walk right on the doorstep.

The driveway provides ample parking for three or more vehicles, while the original attached garage has been converted into a master bedroom suite complete with built-in wardrobes and an en-suite bathroom. The home also features a traditional lounge with an open fire, two further double bedrooms, a bathroom, and a kitchen which opens via a wide archway into a spacious dining room, which opens out to the rear garden.

The rear garden is mainly laid to lawn with mature shrub borders, a large storage shed/workshop housing the oil central heating boiler, a smaller shed, and a screened oil tank behind trellis fencing.



9 The Scaur

The property, continued..

A delightful summer house offers a perfect spot to enjoy the garden's tranquil surroundings. The sizeable front garden is also mainly laid to lawn, enhancing the property's curb appeal and offering wonderful sunset vistas over the River Esk.

Upstairs, the boarded attic space, accessed via a drop down ladder, benefits from power and lighting and has previously had a Velux roof light installed, providing excellent potential for further conversion subject to planning permission.

Living Room

16' 3" x 11' 1" (4.95m x 3.37m)

Bedroom 1

13' 0" x 9' 1" (3.96m x 2.77m)

En-Suite

9' 0" x 3' 3" (2.75m x 0.98m)

Bedroom 2

13' 4" x 9' 5" (4.07m x 2.88m)

Bedroom 3

11' 10" x 9' 4" (3.60m x 2.85m)

Bathroom

6' 4" x 5' 8" (1.94m x 1.72m)

Kitchen

10' 7" x 8' 0" (3.22m x 2.44m)

Dining Room

9' 10" x 9' 0" (2.99m x 2.75m)





Longtown, Carlisle

The location:

9 The Scaur is perfectly positioned opposite the picturesque River Esk, offering beautiful waterside views and a scenic riverside walk right on the doorstep. Located in the charming market town of Longtown, the property enjoys a peaceful yet convenient setting. Longtown provides a range of local amenities including shops, schools, and healthcare facilities, all easily accessible. Excellent transport links via the A7 connect the town to Carlisle and the Scottish borders. Surrounded by stunning countryside, this location is ideal for those who appreciate both natural beauty and practical convenience.

Council Tax band: C

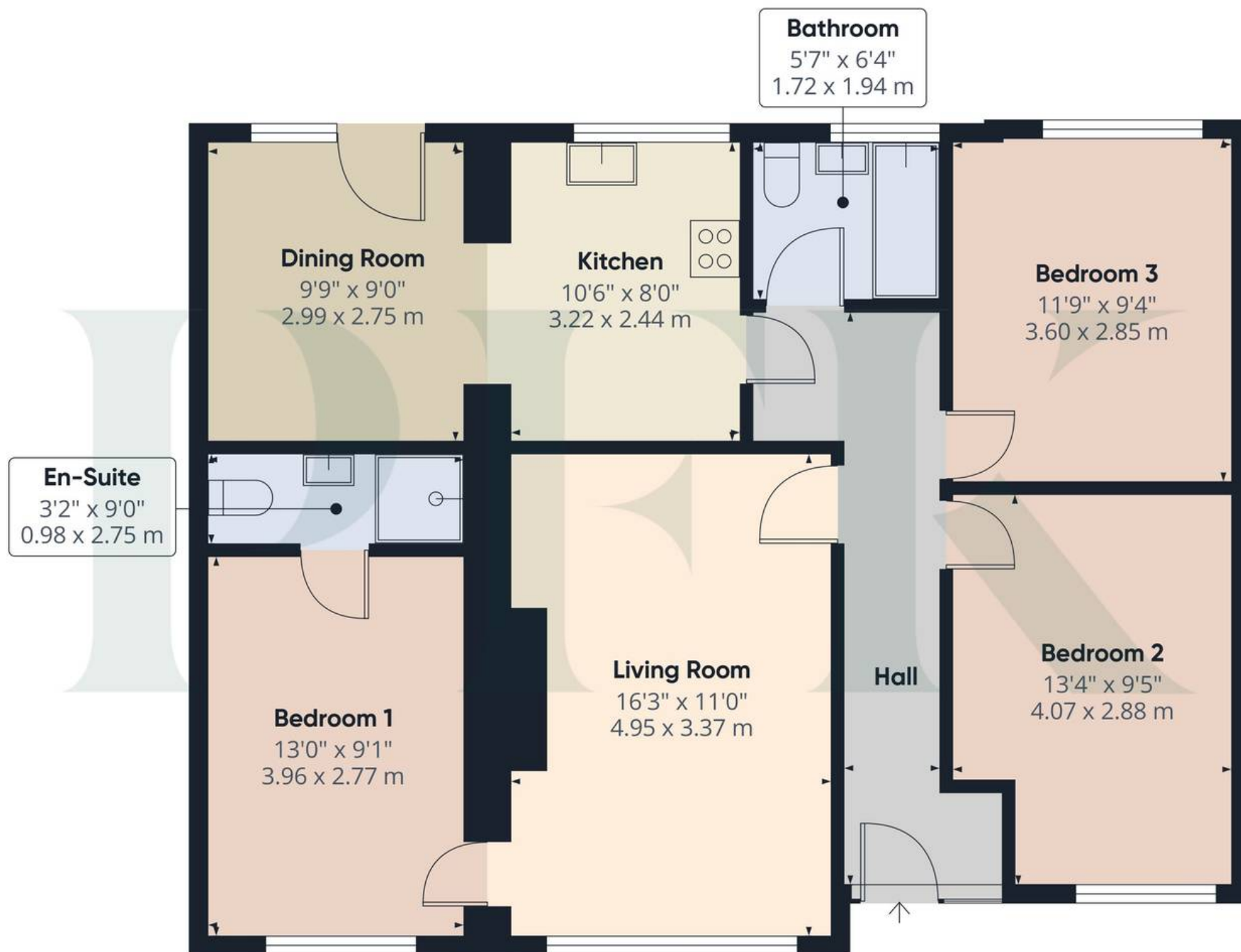
Tenure: Freehold

EPC Energy Efficiency Rating: D

Directions

9 The Scaur can be located using the postcode CA6 5NU and identified by a PFK For Sale board. Alternatively by using What3Words: [///formal.pints.sped](#)





Approximate total area⁽¹⁾

860 ft²

79.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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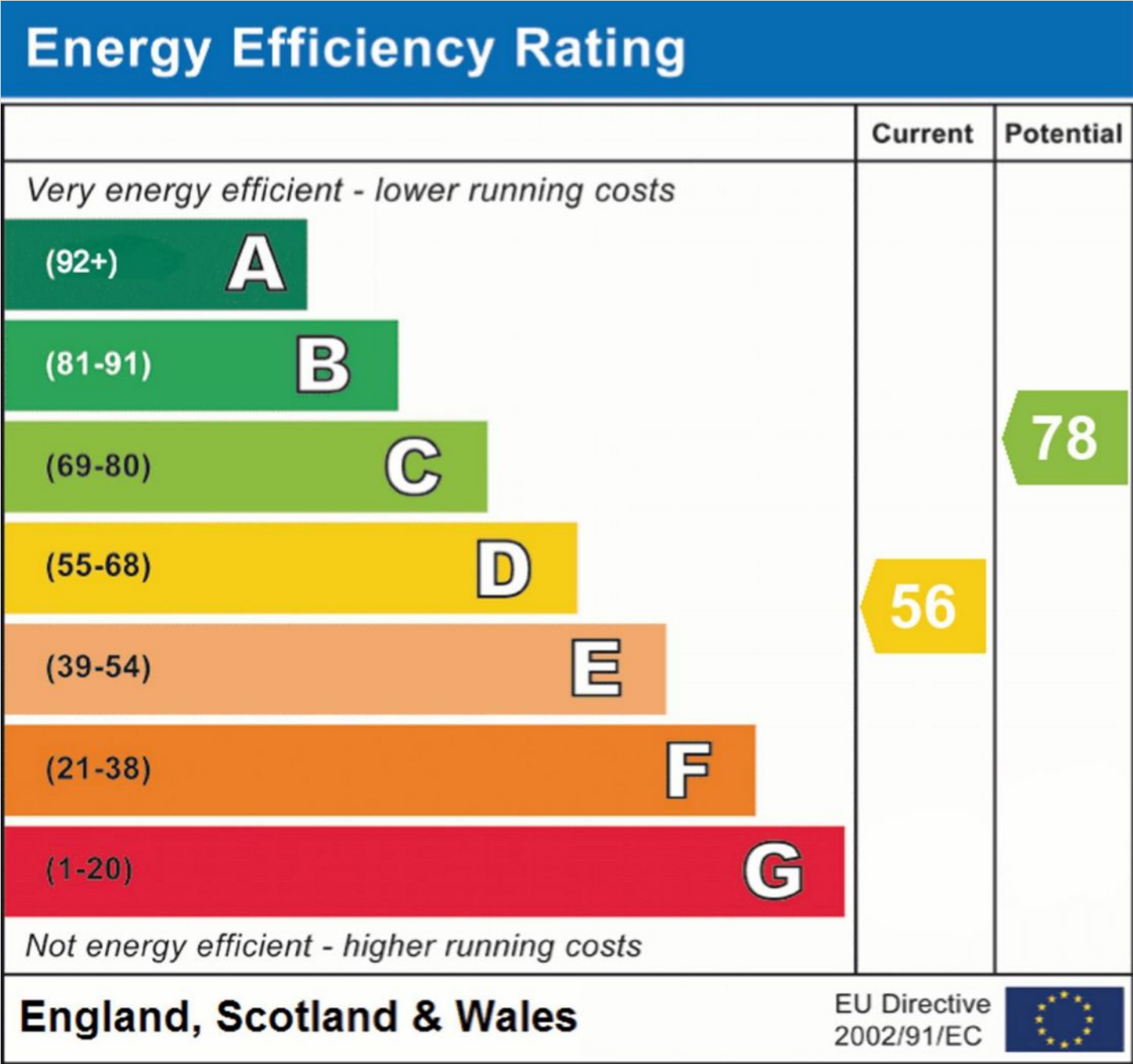
ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage; oil central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

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 : Napthens 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 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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