



6 Near Park, Scotby, CA4 8AU  
Guide Price £385,000

PFK



## 6 Near Park

### The Property:

Tucked away at the head of a quiet cul-de-sac in the sought after village of Scotby, this beautifully presented detached family home offers space, style and convenience in equal measure. Scotby itself is a welcoming village with its own primary school, vibrant village hall and a popular pub, while Carlisle's full range of amenities and excellent access to the M6 motorway are just a short drive away.

The current owners have transformed this property with meticulous attention to detail, creating a home that is truly ready to move into. The interior is stylishly decorated throughout, with brand new carpets and flooring bringing a fresh, contemporary finish to every room. Many new windows and doors have also been fitted, ensuring improved energy efficiency and enhancing the home's overall aesthetic. At the heart of the property lies a newly installed luxury kitchen. This beautifully designed space is both stylish and highly functional, fitted with a full range of integrated appliances including a built-in microwave, dishwasher, fridge freezer, oven and downdraft hob. A convenient ground floor cloakroom/WC adds further practicality, while a separate utility area, located in the garage, provides additional space with a washing machine, tumble dryer and upright freezer.







## 6 Near Park

### The Property continued...

Upstairs, four generously sized bedrooms are complemented by both a family bathroom and a separate shower room, providing excellent flexibility for modern family living. Each room has been finished to a high standard, combining comfort with style and creating a calm retreat from the bustle of everyday life.

The property's outdoor spaces have been thoughtfully designed to offer the perfect balance of family living and entertaining. To the rear, a large, enclosed garden features a spacious lawn, a patio terrace and a versatile barked and chipped area, ideal as a safe play space for children or as a flexible outdoor zone. A newly installed pergola seating area creates an attractive focal point, perfect for summer dining or simply relaxing with friends, while two garden sheds provide valuable storage. To the front, the driveway provides parking for three vehicles, and leads directly to the garage, which itself offers both storage and utility facilities.

With its flexible layout, generous plot and enviable position within this thriving village community, this home represents an exceptional opportunity for those seeking a turnkey property in a prime location.

- Council Tax band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: D





## 6 Near Park

### Location & directions:

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 primary school, public house, village shop and post office plus a swimming pool for private hire. It is also near to the Carlisle Golf Club.

**Directions:** 6 Near Park can be located using the postcode CA4 8AU or alternatively by using What3Words: ///guitar.dimes.exams

- Beautifully presented Detached Family Home
- Popular village location with 4 bedrooms
- Lounge, dining, fitted kitchen with appliances
- Ground floor WC, shower room & bathroom
- Generous garden, patio, parking and garage
- Tenure: Freehold
- EPC rating D
- Council Tax Band: E





## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch

#### Hallway

#### Living Room

13' 10" x 13' 9" (4.22m x 4.20m)

#### Dining Area

12' 4" x 9' 11" (3.77m x 3.01m)

#### Kitchen

9' 11" x 11' 9" (3.01m x 3.58m)

#### Cloak Room/WC

#### Rear Hall

Providing access to the garage, cloakroom and rear of the property.

### FIRST FLOOR

#### Bedroom 1

10' 5" x 13' 10" (3.18m x 4.22m)

#### Bedroom 2

18' 1" x 8' 11" (5.51m x 2.72m)

#### Bedroom 3

9' 4" x 12' 2" (2.84m x 3.70m)

#### Bedroom 4

10' 1" x 10' 0" (3.08m x 3.05m)

#### Bathroom

6' 6" x 5' 11" (1.98m x 1.80m)

#### Shower Room

4' 3" x 8' 0" (1.30m x 2.45m)







**Garden:** The garden is a real highlight of this home as it is generous in size and designed to offer both practicality and enjoyment. A spacious lawn provides the perfect space for children to play or for hosting summer gatherings, while a paved patio terrace is ideal for outdoor dining and entertaining. To the far end, a barked and chipped area adds versatility, whether for additional seating, a play zone, or a low-maintenance feature. The garden is enclosed, with handy side storage, making it as functional as it is inviting.

**Front Garden:** Lawned garden with stocked areas and leading to: **DRIVEWAY & GARAGE**

#### ADDITIONAL INFORMATION

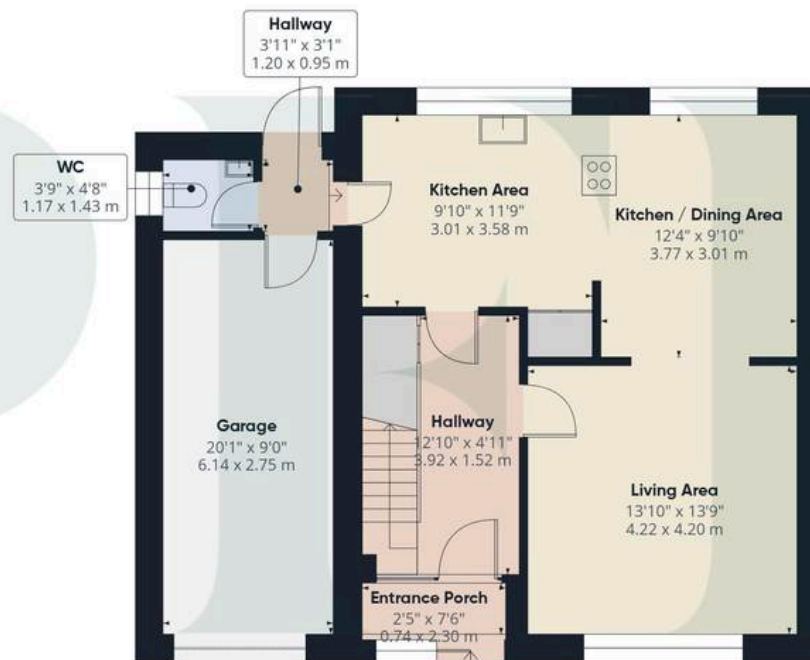
**Services:** Mains water, electricity, drainage and gas heating. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

**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 – 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.

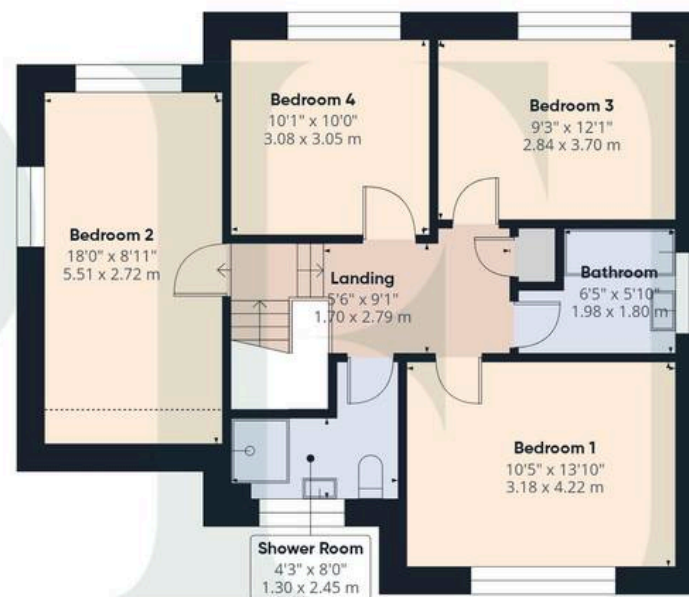








Floor 0



Floor 1

## Approximate total area<sup>(1)</sup>

1463 ft<sup>2</sup>

136.1 m<sup>2</sup>

## Reduced headroom

15 ft<sup>2</sup>

1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

## Reduced headroom


Below 5 ft/1.5 m

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

GIRAFFE360



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





## PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

[penrith@pfk.co.uk](mailto:penrith@pfk.co.uk)

[www.pfk.co.uk](http://www.pfk.co.uk)

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