



**Hayward
Tod**

5 bed Victorian Attached Villa | 1 Oak Bank | Scotby | Carlisle | CA4 8BE
Guide Price £750,000





A fine 5 bed Victorian villa, beautifully positioned adjacent to countryside yet just a few minutes walk from a good village primary school, pub, shop and post office. Wonderful, elegant interior. Fabulous top-floor suite, creating a superb private retreat complete with a roof terrace enjoying stunning open views.

ACCOMMODATION SUMMARY

Porch | Vestibule | Hall and staircase | Cloakroom | Spacious sitting room | Conservatory | Breakfast kitchen | Cellars with external access | Double bedroom with ensuite wet room or reinstate as a reception room | First floor | Spacious landing | Front double bedroom one | Front double bedroom two | Rear double bedroom three | Rear double bedroom four | Bathroom | Second floor | Fabulous suite comprising living room with bifold doors to roof terrace, double bedroom and ensuite shower room | Pleasant gardens, private at the rear | Sweeping driveway | Generous parking area | Double garage | Carport | Shed | All mains services | Gas central heating | Council tax band - F | EPC rating - pending | Freehold

APPROXIMATE MILEAGES

Village shop/PO and pub 0.3 (6 minute walk) | Scotby C of E Primary School 0.3 | M6 J43 0.9 | Central Carlisle West Coast Mainline Station 3.2 | Brampton 7.5 | Hadrian's Wall UNESCO Site - Birdoswald Fort 15.1 | Solway Coast AONB - Bowness on Solway 16.1 | Lake District National Park - Caldbeck 16.2, Pooley Bridge Ullswater 24.5 | Newcastle International Airport 53.8

WHY SCOTBY?

Scotby is a highly desirable village offering an excellent range of amenities, including a village shop, post office and public house overlooking the attractive Scotby Green. There is also a well-regarded Church of England primary school, parish church and village hall, together with a strong



community and a variety of activities and events throughout the year. The village is particularly convenient for access to the main road network, with the A69 and M6 at Junction 43 both just a few minutes away. Central Carlisle, with its extensive range of shopping, leisure, professional and cultural amenities, is a little over three miles away. Carlisle station provides direct services to London in approximately 3 hours 20 minutes, with Glasgow and Edinburgh both around 1 hour 20 minutes away. Other direct services include Penrith, Newcastle, Birmingham, Manchester and the Lake District, providing excellent connections for both business and leisure. The village is also ideally placed for exploring the region's outstanding natural and historic attractions. The beautiful Eden Valley, Hadrian's Wall, Solway Coast and Lake District are all readily accessible, whilst the Scottish Borders are virtually on the doorstep, and the North Pennines National Landscape provides a particularly scenic destination for a day out. For international travel, Newcastle International Airport is just over an hour away by car, adding further to Scotby's excellent accessibility.

DESCRIPTION

1 Oak Bank is an impressive 19th-century Victorian villa, ready to begin its next chapter. Tucked away in a desirable village setting, this distinguished home combines period character with exceptional versatility. The beautifully presented accommodation is arranged over three floors, providing generous and flexible living space ideally suited to modern family life, with excellent potential for multi-generational living.

The approach is particularly appealing, via a quiet residential lane with no passing traffic and serving only residents. Initial access is shared before continuing onto a private sweeping driveway, leading to a large parking area with ample space for several vehicles. The attractive rendered exterior features distinctive twin bay windows at both ground and first-floor levels.



Inside, the property continues to impress. A beautiful reception hall, with period detailing and parquet flooring, provides a fitting introduction and is complemented by a handsome original staircase with ornate wrought-iron balustrades. The principal living accommodation is well proportioned, with excellent circulation space and an arrangement that works particularly well for entertaining.

The spacious double-length reception room provides an elegant setting for both relaxation and formal dining, with direct access to the conservatory and onward to the well-appointed breakfast kitchen. A substantial second reception room has been thoughtfully adapted to create a comfortable bedroom suite, complete with an ensuite wet room, providing valuable flexibility for guests, older family members or independent living.

The first floor retains a traditional four-square arrangement, centred around an attractive landing and comprising four double bedrooms and a family bathroom. Rising again to the top floor is a superb self-contained-feeling suite, providing a quiet and private retreat comprising a living room, double bedroom and ensuite shower room.

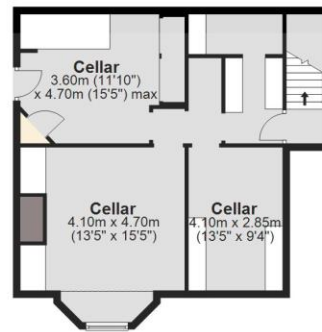
The outstanding feature is the wonderful south-facing roof terrace, accessed through full-width bi-fold doors. This provides a superb private outdoor space and takes full advantage of the exceptional open views across the surrounding countryside.

In all, 1 Oak Bank is a substantial and characterful Victorian villa offering an unusually versatile combination of accommodation, privacy, village convenience and exceptional views.





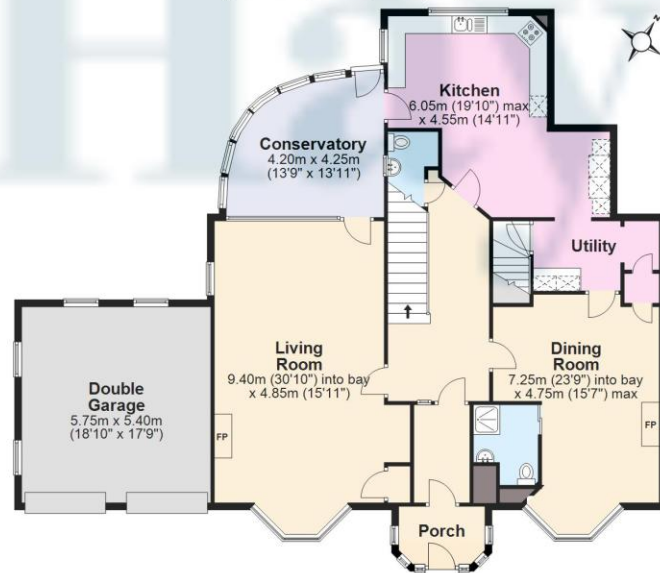
Basement
Approx. 66.1 sq. metres (711.5 sq. feet)



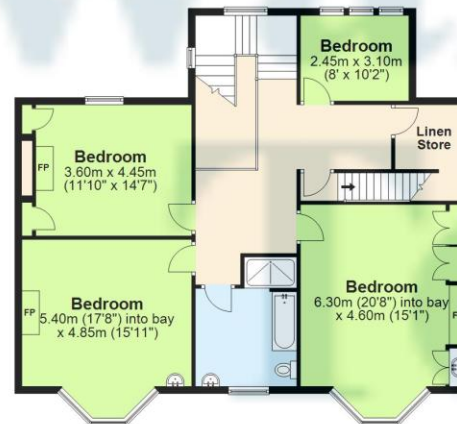
Outbuilding
Approx. 58.4 sq. metres (628.6 sq. feet)



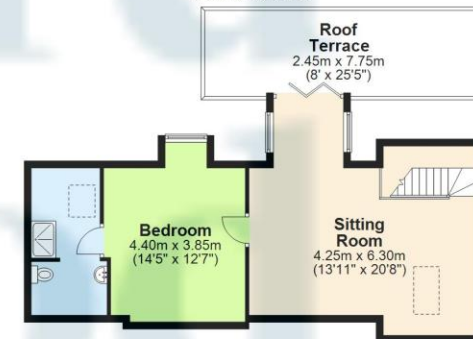
Ground Floor
Approx. 188.1 sq. metres (2025.1 sq. feet)



First Floor
Approx. 118.5 sq. metres (1275.3 sq. feet)



Second Floor
Approx. 62.4 sq. metres (671.7 sq. feet) (excluding Roof Terrace)



Total area: approx. 493.5 sq. metres (5312.2 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.