Vicinity Homes

ESTATE AGENTS & VALUERS

VH









Honister Park Road, Scotby, Carlisle, CA4 8AT **Offers over £550,000**

Vicinity Homes are delighted to offer to the market this impressive four bedroom, detached family home with three reception rooms, situated on a very generous sized plot within the highly sought after village of Scotby. The village is to the East of Carlisle, boasting a range of amenities including a popular Primary School, The Royal Oak Pub, village shop, village hall and has excellent access onto the A69 and the M6 Motorway. The accommodation is split over three floors and briefly comprises of an entrance porch, hallway, cloakroom/WC, dining kitchen, utility room, dining room, sun room, lounge with multi fuel stove and a garden room with bi-fold doors to the garden. To the first floor there are three bedrooms, modern master en suite shower room and a modern family bathroom. To the second floor there is a great sized double bedroom with views over the garden. The property also benefits from double glazing, oil central heating, a drive way for approximately eight vehicles, detached double garage and an extensive rear garden. Viewing of this substantial family home is absolutely essential to fully appreciate the accommodation on offer.

Directions
Leave Carlisle heading East on the A69. Turn right into Scotby. Follow this road, before the bridge turn right onto Park Road. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Porch 5'1" x 3'8" (1.551m x 1.131m)
Approached by a door to side, incorporating a double glazed window to front and tiled floor.

Hallway



Incorporating a double glazed window to front, radiator, built in storage cupboard, under stairs storage area and stairs to the first floor.





Cloakroom/WC 7'4" x 2'6" (2.258m x 0.773m)



Incorporating a wash hand basin, WC, double glazed obscured window to side, radiator, tiled floor and tiled splash areas.

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Dining Kitchen 16'6" x 11'4" max (5.040m x 3.465m max)





Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Aga cooker, double belfast style sink unit with mixer tap, plumbing for a dishwasher and integrated fridge. Double glazed window to front, double glazed window to side, tiled splash areas and inset ceiling lights.



Utility Room 12'5" x 3'10" (3.795m x 1.187m)



Incorporating plumbing for a washing machine, space for a fridge/freezer, double glazed window to side, door to side and double glazed skylight to side.

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Dining Room 14'11" x 12'10" (4.567m x 3.929m)





Incorporating a double glazed window to side, double glazed french doors to rear, radiator and an open fireplace.



Sun Room 11'0" x 6'10" (3.355m x 2.103m)



Incorporating a door to side, two radiators, two double glazed skylights to rear and an electric heater.

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Lounge 17'7" max x 12'9" (5.362m max x 3.908m)





Incorporating a double glazed bay window to rear, two radiators, coving to the ceiling and a feature fireplace with a multi fuel stove.

Garden Room 13'9" x 10'8" (4.199m x 3.257m)





Incorporating double glazed bi-fold doors to rear, radiator, two double glazed windows to side and inset ceiling lights.



First Floor Landing



Incorporating two double glazed windows to side, radiator, inset ceiling lights, built in storage cupboard, coving to the ceiling, under stairs storage cupboard and stairs to the second floor.







Bedroom One 12'8" x 10'3" to wardrobe front (3.864m x 3.137m to wardrobe front)



A double bedroom incorporating a double glazed bay window to rear, radiator and fitted wardrobe/storage.



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En Suite Shower Room 8'10" x 4'6" (2.714m x 1.385m)



Incorporating a modern three piece suite comprising of a double shower cubicle with waterfall shower & attachment, wash hand basin set to vanity unit and WC. Double glazed window to side, tiling to all walls, heated towel rail, tiled floor and extractor fan.

Bedroom Two 15'0" x 12'11" (4.585m x 3.952m)



A double bedroom incorporating a double glazed window to rear, double glazed window to side, radiator and coving to the ceiling.



View From Bedroom Two



There are views over the rear garden.



Bedroom Four 8'7" x 6'8" (2.634m x 2.047m)



Incorporating a double glazed window to front, radiator and coving to the ceiling.





Bathroom 7'8" x 5'10" (2.357m x 1.791m)



Incorporating a modern three piece suite comprising of a bath with waterfall shower over & attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to front, tiled splash areas, tiled floor, inset ceiling lights and heated towel rail.

Second Floor Landing



Incorporating two built in storage cupboards.

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Bedroom Three 24'9" x 18'8" max x 11'5" min (7.564m x 5.714m max x 3.482m min)





A double bedroom incorporating a double glazed window to rear, double glazed skylight to side, two radiators and inset ceiling lights.





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Outside





The property is approached by ample on site parking for approximately eight vehicles leading to the detached double garage. There is also raised flower & shrub beds and gated access to the side garden. To the side of the house there is access into the garage, patio seating area, outside tap and outside power point. To the rear of the property there is an extensive garden with patio seating areas, lawn area, flower & shrub beds and mature hedging.







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Detached Double Garage 18'7" x 17'0" (5.686m x 5.186m)
Incorporating a double up and over door, sink unit with tap, double glazed window to side, door to side, power and lighting.

Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

EPC Band E
https://find-energy-certificate.service.gov.uk/energy-certificate/9340-2390-8600-2526-0751

Tenure
The property is Freehold.

Council Tax
The property is in Council Tax Band E.

Viewings
Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: sales@vicinityhomes.co.uk.

Referral Fees
We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 depending on any business written.
Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.



Misrepresentation Act 1967

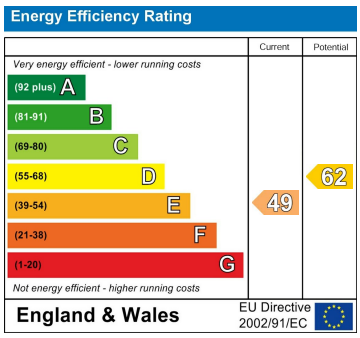
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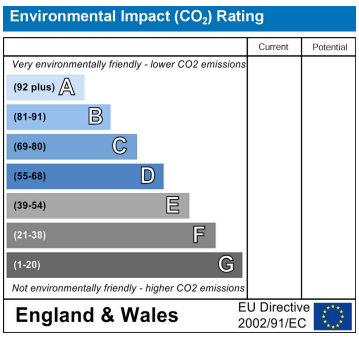
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Free, No Obligation Valuation

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.





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