



**Hayward
Tod**

5 Bed, 3 Bath Detached House | Scotby Grange | Scotby | Carlisle | CA4 8DW

£425,000





Generously proportioned family home in an exclusive gated community within a popular village. Two en-suite bedrooms. Significant scope to improve. Private and communal gardens, including tennis court.

entrance vestibule | inner hall and stairs | W.C. | living room | conservatory | dining room | study | kitchen diner | utility | main bedroom with en-suite and dressing area | second en-suite bedroom | double bedrooms three and four | single bed 5 | family bathroom | integral garage | driveway parking and adjacent visitor parking space | rear lawned garden | use of communal grounds and tennis court | double glazing | gas central heating | mains water, gas, electricity and drainage | EPC C | council tax band G | service charge £70pcm | leasehold years remaining TBC

APPROXIMATE MILEAGES

Village centre 0.4 | M6 motorway 1.1 | Carlisle 2.5 | Penrith - North Lake District 20 | Newcastle International Airport 56.5

WHY SCOTBY GRANGE?

Scotby is well catered for having the benefit of a church and village hall. The village shop, post office and public house all overlook Scotby green. Scotby is an active village with a strong community spirit with the opportunity to participate in a variety of activities throughout the year. From a communications point of view the convenience of the location is hard to beat. Easy access to the main road network cuts travelling time and in particular the A69 and M6 at Junction 43 are just minutes away. Those wishing to socialise or in need of retail therapy will not be disappointed. The wide range of amenities and services available in Central Carlisle are less than four miles away as is the station which serves London in around three hours twenty minutes. Many other centres are catered for including Glasgow, Edinburgh, the Lake District, Manchester Airport, Newcastle and Penrith. The region's areas of



natural and historic interest, including the beautiful Eden Valley, Hadrian's Wall and the Lake District National Park are all within an easy driving distance.

ACCOMMODATION

A much loved home, ready to be enjoyed by the new owners and the chance to place their own stamp on it. A spacious home, with flexible accommodation suited to a larger family. There are three reception rooms plus a conservatory, as well as a good size dining kitchen and utility. The smaller of the three reception rooms would be an excellent home office, and the current dining room with double doors out to the garden would make a good snug sitting room or play room. The main living room, with gas fire, has a dual aspect and opens out in to the conservatory at the rear. The dining kitchen has a range of fitted units and a breakfast bar as well as providing access to the side/garden. The utility room leads through to the large integral garage, perfect for a car or use as a home gym. To the first floor are five bedrooms, set around a large open landing. The main bedroom has a dressing area with en-suite shower room and there is a second en-suite double bedroom at the front of the property. There are two more generous double rooms and a large single as well as the four piece family bathroom. Externally the property has an ample block paved driveway and an adjacent paved visitor parking space to the front and a good size lawned garden to the rear. An additional benefit of living within the Scotby Grange development is the use of the sprawling communal grounds and tennis court.





Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtdod.co.uk
haywardtdod.co.uk

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.