



Newlands Villa | Soulby | Kirkby Stephen | CA17 4PL

£615,000



**david britton**  
ESTATES



## Key Features

- Deceptively spacious 4 bedroom home
- Stylish and Contemporary design
- Around 222sq. meters of living accommodation
- Highly energy efficient (EPC A)
- Solar panels and Underfloor heating
- Open plan kitchen living dining
- Double height entrance hallway
- Four bedrooms, one with ensuite shower room
- Stylish family bathroom
- Carport and Garage

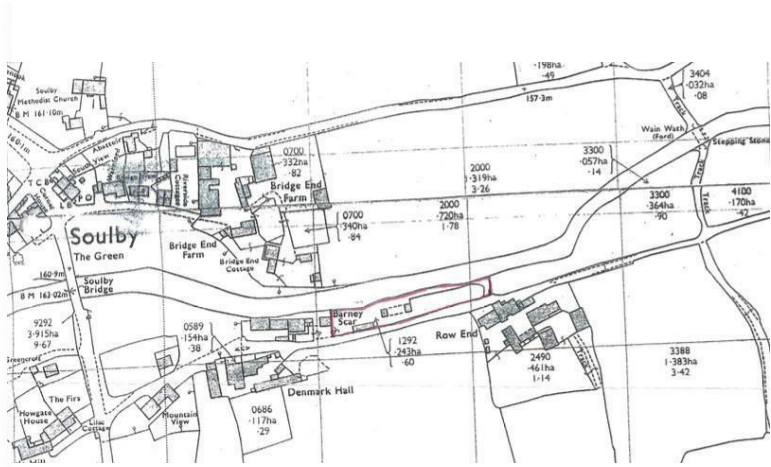
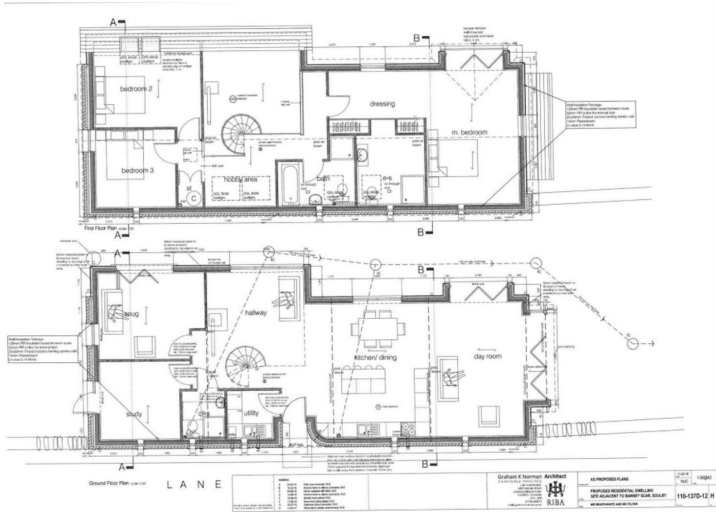
## Summary

This stunning and deceptively spacious contemporary home sits in the pretty Eden Valley village of Soulbly occupying a wonderful position overlooking Scandal Beck.





# Floor plans



COUNCIL TAX BAND - E

### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		94	96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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