



**Hayward
Tod**

2 bed, 1 ensuite Ground Floor Apartment | 1 Scotby Grange | Scotby | Carlisle | CA4 8DW
Guide Price £265,000





An outstanding ground floor apartment with generous open plan living space and private south facing patio. Beautiful conversion within an impressive period building in large communal grounds with tennis court. Two bed. Two bath. Excellent location. Walk to village pub and shop. NO ONWARD CHAIN

communal entrance hall | inner hallway with study space | impressive open plan kitchen dining living | conservatory | master bedroom with en-suite shower | family bathroom | second double bedroom | private external patio terrace | communal gardens | basement store | two allocated parking spaces | double glazing | electric central heating to radiators | EPC - F | council tax band - C | leasehold 999 years from 2006 | service charge £1820pa

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?

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

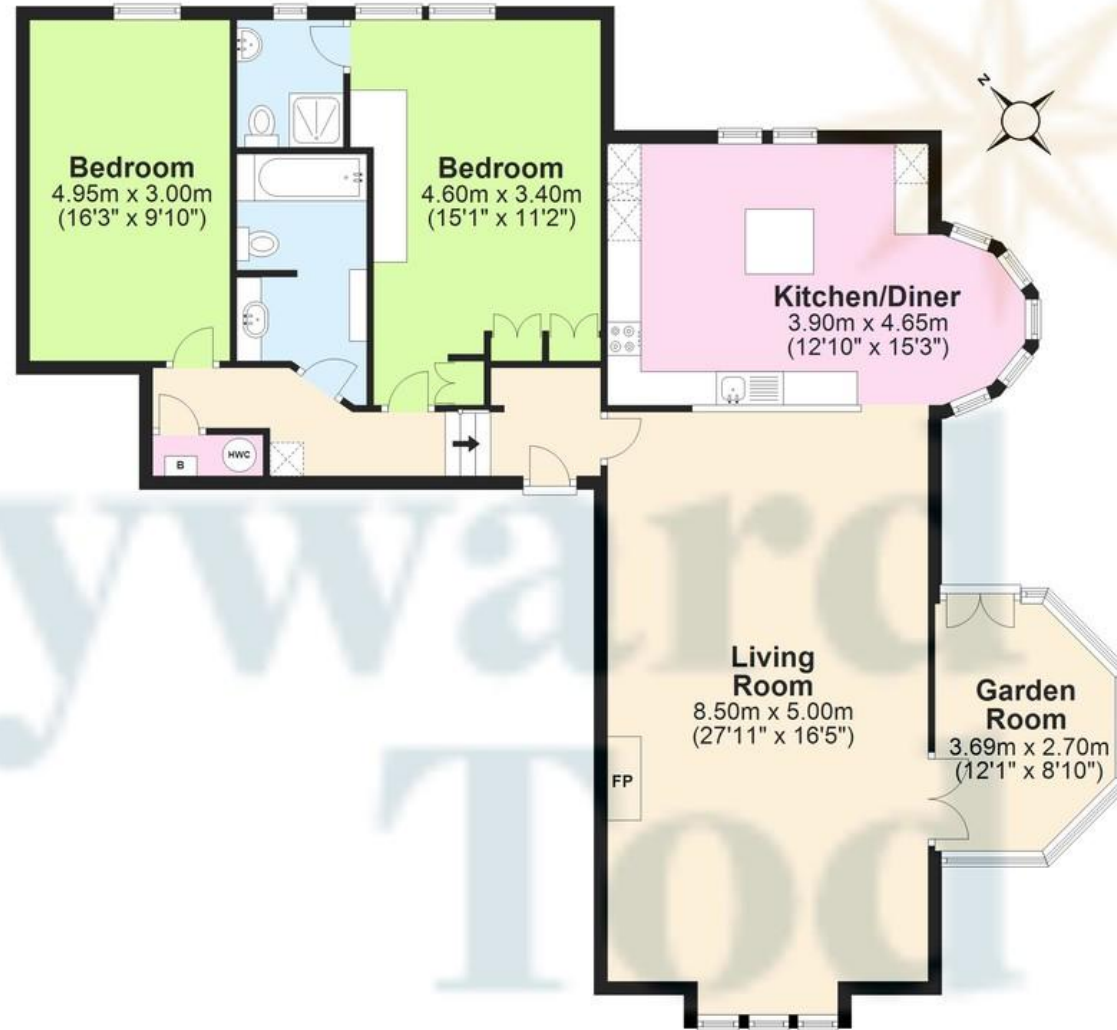
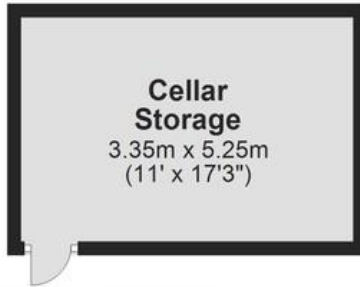
An impressively proportioned ground floor apartment with a generous triple aspect living space. The apartment occupies a commanding position within the building and enjoys views out over the sprawling communal grounds to the front. The main living space has wonderful high ceilings and is open to the kitchen, there is also a conservatory to the side, accessed via double doors. The kitchen which overlooks the garden comes complete with integrated appliances and a range of fitted units including a large larder cupboard. There is an island and a breakfast area within a large glazed bay window. The conservatory also has doors out on to a raised private patio area. The inner hallway of the apartment has a small study area and provides access to the bedrooms down two steps. Both bedrooms are doubles, the master having fitted furniture and an en-suite shower room. The main bathroom has a shower over the bath. The apartment benefits from an additional secure basement storage area accessed from the communal lobby. Allocated parking for two cars as well as visitor parking. The property is double glazed throughout and centrally heated.



Ground Floor

Approx. 128.1 sq. metres (1379.2 sq. feet)

Basement
Approx. 17.6 sq. metres (189.3 sq. feet)



Total area: approx. 145.7 sq. metres (1568.5 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.