



**Hayward
Tod**

4 bed, 1 ensuite Detached House | 19 Lough Wood Crescent | Scotby | Carlisle | CA4 8FT

£450,000





An impressive 4 bed detached house by esteemed Reiver Homes beautifully situated within a small select close. Finished to a high standard with an upgraded specification. Wonderful landscaped gardens. Walk to village centre pub and shop with PO. Convenient for M6 and A69, Carlisle and Lake District.

ACCOMMODATION SUMMARY

Hall and stairs | Cloakroom | Sitting room | fabulous living dining kitchen | Utility | First floor landing | Rear double bedroom one with ensuite shower room | Front double bedroom two | Front double bedroom three | rear double bedroom four | Bathroom | Landscaped gardens | Parking | Garage | Council tax band - E | EPC B | All mains | Gas central heating | Freehold

WHY SCOTBY

The property is conveniently located within a small select close just off Broomfallen Road in the desirable village of Scotby, just a short walk to the centre of the the village. Scotby is well catered for having the benefit of a COE Primary School, church and village hall. The village shop with post office and the public house 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. The convenience of the location is superb with easy access to the main road network including the A69 and the M6 Junctions 42 and 43 are just minutes away. Those wishing to socialise or in need of retail therapy will not be disappointed. The regional capitol Carlisle with its growing café culture is just a ten minute drive. Here you will find a variety of pubs, eateries and restaurants. Carlisle station serves London in around three hours twenty minutes and has many other services including to Glasgow, Edinburgh, the Lake District, Manchester Airport, Newcastle and Birmingham.



APPROXIMATE MILEAGES

Village centre 0.5 | M6 J43 1.7, J42 2 | Central Carlisle - mainline station 3.9 | Lake District National Park - Caldbeck 15, Ullswater - Pooley Bridge 22.7 | Solway Coast AONB - Bowness on Solway 16.8 | Newcastle International Airport 54.6

DESCRIPTION

Tucked away in a small close is this fine detached home which is less than three years old. The property is beautifully presented and has the benefit of an upgraded specification which has also been enhanced by the owners. Additions include Limestone and porcelain floors, Portuguese Limestone fireplace and cornicing. The results are impressive and immediately obvious the moment you step into the hall. The accommodation is well balanced and at over 1,800 Sq. ft makes for a very comfortable home to live in. The charming sitting room with its handsome fireplace is an excellent room for formal entertaining. The living kitchen at the rear is a fabulous space with good natural light. Bifold doors open to a generous terrace with private open aspect. There is ample space for living and dining. A utility room provides access to the garage which is configured as a workshop and second utility area. The four double bedrooms and family bathroom are on the first floor. The main bedroom is superb being generous in size and having two windows to the rear aspect and view. An ensuite shower room is provided.

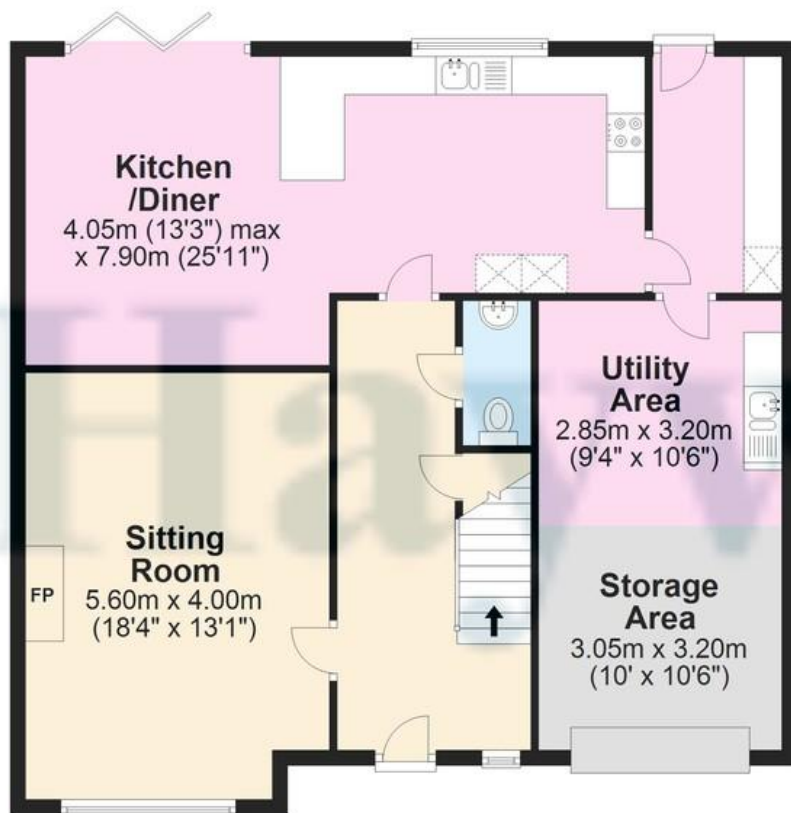
OUTSIDE

Open forecourt garden and driveway providing parking. Outstanding landscaped rear garden, beautifully planted and including raised vegetable plot, greenhouse, shed and summerhouse. Generous elevated terrace with fine aspect over the garden to field beyond.



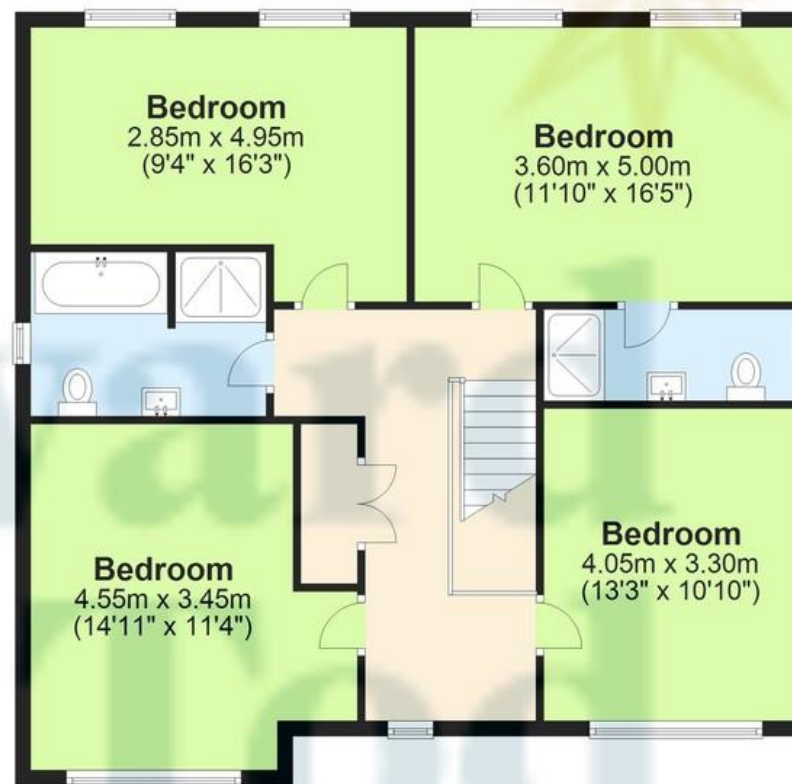
Ground Floor

Approx. 91.3 sq. metres (983.2 sq. feet)



First Floor

Approx. 93.6 sq. metres (1007.0 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.