



**Hayward  
Tod**

**1 bed Detached Holiday Cottage | Ivy Cottage | Ghyll Road | Scotby | Carlisle | CA4 8BT**  
**Offers in excess of £205,000**







A rather special one bed detached well located within a prime village with good pub and village shop. Charming, modern and beautifully presented throughout. Convenient access for M6, Carlisle, Lake District, Hadrian's Wall and Solway Coast.

#### ACCOMMODATION SUMMARY

Entrance lobby and stairs | Sitting room | Garden room | Fitted kitchen | First floor landing | Front double bedroom | Shower room | Private forecourt parking for two cars | Enclosed rear garden | EPC rating - D | Council tax band - exempt, commercial rated | Gas central heating | Freehold

#### APPROXIMATE MILEAGES

M6 J43 north (via A69) 1.4, J42 south 2.4 | Carlisle Golf Club 1.6 | Central Carlisle - West Coast Mainline Station 3.7 | Solway Coast AONB - Bowness on Solway 16.4 | Lake District National Park - Caldbeck 15.5, Ullswater 22.6 | North Pennines AONB - Alston 29.3 | Newcastle International Airport 54.2

#### WHY SCOTBY

Situated on a no through road in the desirable village of Scotby and within a short walking distance of all the village has to offer. Scotby is well catered for having the benefit of a primary school, church, public transport, village hall and playing field. The village shop, post office and public house all overlook Scotby green. 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 and 44 are just minutes away. There are great links for the Lake District, Hadrian's Wall, Eden Valley and Solway Coast. 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 by car as

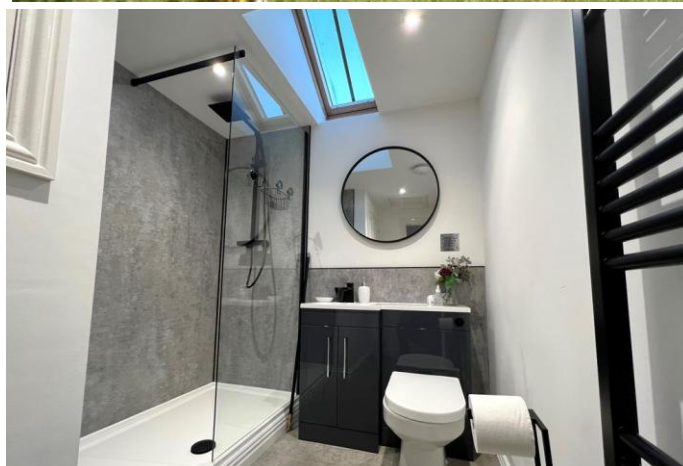
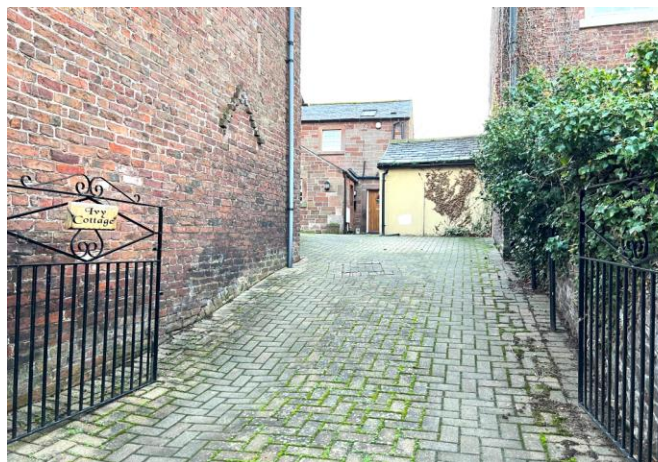




is the mainline station which serves London in around three hours fifteen minutes. Many other centres are catered for including Glasgow, Edinburgh, the Lake District, Manchester Airport, Newcastle and Penrith.

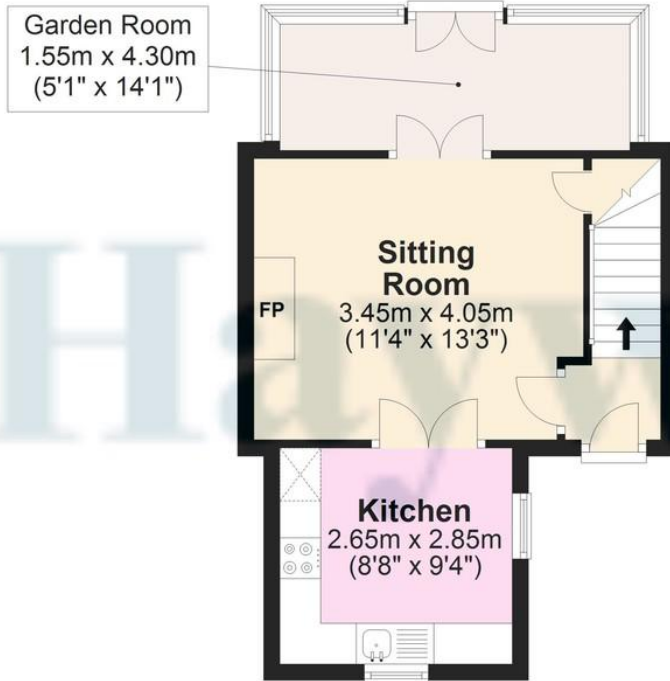
### DESCRIPTION

The delightful one bedroom accommodation is perfectly formed. The entrance lobby with stairs opens into an attractive sitting room whilst double doors access the fitted kitchen. The garden room has a private aspect over the enclosed rear garden which features a patio and laid with artificial grass for ease of maintenance. The bedroom and shower room are on the first floor. The property is tucked away and has a gated and walled forecourt with parking for two cars.



## Ground Floor

Approx. 32.2 sq. metres (346.3 sq. feet)



## First Floor

Approx. 17.3 sq. metres (186.4 sq. feet)



Total area: approx. 49.5 sq. metres (532.7 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.