



**Hayward  
Tod**

**4 bed Detached House | 23 Ghyll Road | Scotby | Carlisle | CA4 8BT**  
**Guide £350,000**





Pleasant detached four bed property with private rear garden well located on a no through road. Desirable village with good amenity convenient for M6 and Carlisle. Interesting setting backing onto the Settle to Carlisle Conservation Area.

#### ACCOMMODATION SUMMARY

Entrance lobby | Breakfast kitchen | Hall and stairs | Lounge | Dining room | Large sun room | First floor landing | Rear double bedrooms one and two | Front bedroom three | Side bedroom four/study | Bathroom | Forecourt garden and parking | Garage | Private rear lawned garden and patio | All mains services | Gas central heating | Council Tax Band - E | EPC - pending | Freehold

#### APPROXIMATE MILEAGES

M6 J43 north (via A69) 1.5, J42 south 2.4 | Carlisle Golf Club 1.6 | Central Carlisle - West Coast Mainline Station 3.8 | Solway Coast AONB - Bowness on Solway 16.5 | Lake District National Park - Caldbeck 15.5, Ullswater Pooley Bridge 23.2 | North Pennines AONB - Alston 29.3 | Newcastle International Airport 54.2

#### WHY SCOTBY

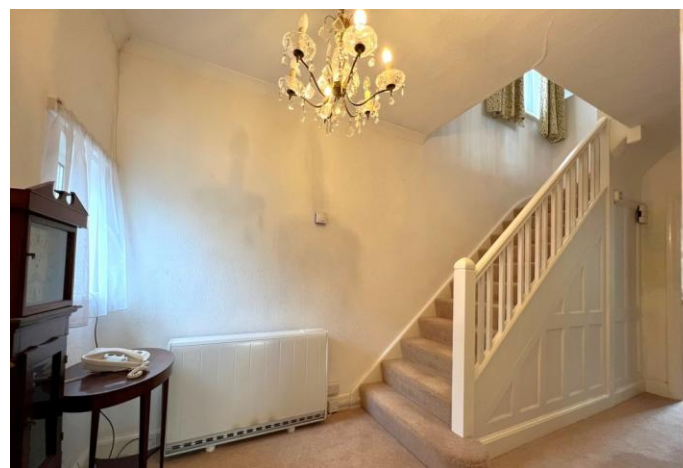
Situated on a no through road in the desirable village of Scotby and within a short walking distance of all the village has to offer. Scotby is well catered for having the benefit of a COE Primary School, church, public transport, village hall and playing field. The village shop, post office and public house all overlook the green. Scotby is an active village with a strong community spirit and the opportunity to participate in a variety of activities throughout the year. 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 42 and 43 are just minutes away. There are great links for the Lake District, 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 station which serves London in around three hours fifteen minutes. Many other centres are catered for including Glasgow, Edinburgh, the Lake District, Manchester and airport, Birmingham, Newcastle and Penrith.

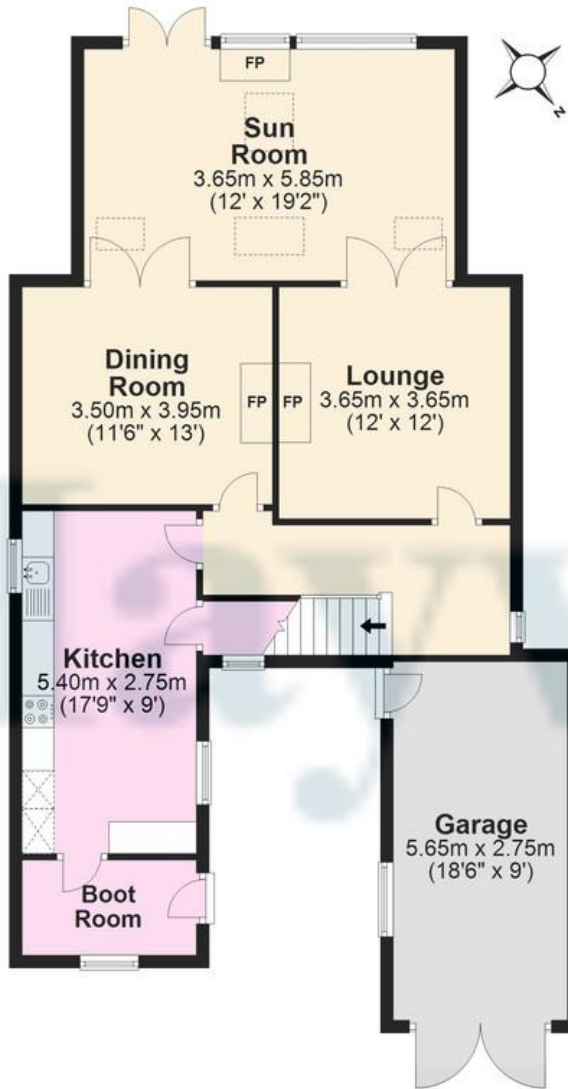
### DESCRIPTION

Occupying a lovely private garden site this modern detached brick home is well placed within the village. The approach is from a quiet no through road onto a forecourt with parking in front of the garage. The property has good living space in the form of a lounge and separate dining room and of particular benefit both open into a large sun room at the rear. This is a wonderful bright room with a south westerly aspect out over the garden. The aspect is beautifully private. The breakfast kitchen has a modern range of fitted units. The bedrooms and bathroom are on the first floor. The property has further potential so given its private garden and strong village location, provides a great opportunity.



## Ground Floor

Approx. 104.2 sq. metres (1121.6 sq. feet)



## First Floor

Approx. 58.0 sq. metres (624.0 sq. feet)



Total area: approx. 162.2 sq. metres (1745.7 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.