



**Hayward  
Tod**

**2 Bed Lift Served Apartment | Scalesceugh Hall | Carlisle | CA4 0AG**

**£210,000**







Bespoke, luxury apartment within a grand historic building. Wonderful community and shared socialising spaces. Situated in sprawling communal grounds amongst open countryside yet retaining superb access to Carlisle, Penrith, the M6 motorway and the Lake District National Park.

First floor lift served | entrance hallway | open plan kitchen dining living | shower room | double bedroom | second double bedroom/snug/study | double glazing | under floor heating | EPC C | council tax band C | allocated parking | shared use of communal living room and cinema room | leasehold 996 years remaining | zero ground rent | service charge £2761.20pa | extensive communal grounds | on site cafe/restaurant and swimming pool coming soon

#### APPROXIMATE MILEAGES

Carlisle 5 | Penrith - North Lake District 13.5 | M6 motorway 1.8 | Carlisle Golf Club 5.3 | Newcastle International Airport 58

#### WHY SCALESCEUGH?

An exclusive community nestled amongst rolling countryside just minutes from Carlisle and Penrith. Number 10 is one of a small number of individually designed luxury apartments within the fully refurbished Scalesceugh Hall. Each apartment is beautifully designed around the layout of the original building and benefits from use of some wonderful communal spaces within the building. A large living room is perfect for socialising with other residents and entertaining larger groups and the cinema room is a wonderful space to relax. The communal grounds are beautifully landscaped. And with an onsite café and swimming pool due to open in due course there really is plenty going on right on your doorstep, not to mention the Lake District, Solway Coast and Hadrian's Wall all within 30 minutes drive for those looking to venture further afield.



### ACCOMMODATION

One of the more characterful apartments within the building, number 10 is located on the first floor and like all the apartments is lift served. The spacious two bedroom layout can be utilised to provide two bedrooms or a second snug/study space if required. The main bedroom is a large double and has the use of a wet room shower. There is an open plan kitchen dining living space which, along with the rest of the accommodation, is finished to a high specification. The living space is dual aspect and retains the feel of a more period property but with the efficiency and specification of a modern build. Like all of the apartments in the hall the property benefits from use of the halls spacious communal areas including a large living room for socialising with other residents or entertaining and a cozy cinema room. The sprawling landscaped grounds are beautifully maintained and allows all the benefits of a garden without the worry of the maintenance. Each apartment has allocated parking and there is ample on site visitor parking.

### N.B.

The property is available to residents over the age of 55.

### HELP TO MOVE

There are a number of options available to help with your move to Scalesceugh Hall including part exchange and assisted move options which can be fine tuned to your specific circumstances.





## 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.