



**Hayward
Tod**

4 Bed Detached House in c.1.2 acre plot | Tara | Etterby Scaur | Stanwix | Carlisle | CA3 9NX
Offers In Excess Of £675,000





An incredibly rare opportunity in a large garden site in a prime location on Etterby Scaur. Offered to the market for the first time in nearly 50 years. Spacious family home with large garage/stores.

entrance hallway and stairs | W.C. | snug | sitting room | dining room | kitchen | large utility | study | large gallery landing | four bedrooms | family bathroom | double garage | boat shed | long private drive and parking | c.1.2 acre site | landscaped gardens | adjacent field | freehold | council tax band E | EPC pending | double glazing | gas central heating | mains water, drainage and electricity

APPROXIMATE MILEAGES city centre 1 (walk) | Stanwix 0.5 | M6 motorway 1.8 | Penrith - North Lake District 24 | Newcastle International Airport 56

WHY ETTERBY SCAUR? Perched high above the River Eden and enjoying pleasant views south across towards the city centre, Etterby Scaur is perfectly placed to enjoy the benefits of city living within a more private setting. A short walk to the wide range of amenities within Stanwix, including a primary school, shops and bars/restaurants the property is afforded significant privacy from the road and sits within a wonderful plot. In addition to the amenities of Stanwix the property is close to Austin Friars, a highly regarded private primary and secondary school. A short walk takes you down along the banks of the Eden and towards the city centre. The city bypass is within easy reach, linking the property to the west of the county and the M6 motorway.



ACCOMMODATION Set within approximately 1.2 acres of landscaped tiered gardens and adjoining field which is incredibly private from the road, the property represents an increasingly rare opportunity in one of Carlisle's most sought after postcodes. A much loved family home, offered to the open market for the first time since its construction the property provides ample accommodation and has the benefit of two large outbuildings, in the shape of a double garage and

boat shed. The house itself has a good size, solid wood kitchen adjacent to an equally generous utility room providing integral access to the garage. The main living room has a pleasing corner aspect across the tiered gardens on the southern corner of the property. This is mirrored in the master bedroom above, which is able to catch glimpses of the city through the trees. The ground floor is completed by a dining room adjacent to the kitchen, a cosy snug and a sizeable office. The stairs to the first floor sit centrally within the hallway and lead to a large gallery landing above which is flooded with light. The four bedrooms are all a good size, as is the family bathroom which has both a bath and shower. As impressive as the property is internally it is perhaps the site within which it sits which is the real interest. A rarity so close to the city centre the site is ready to be enjoyed by the new owners. The considerable garaging already in place will be of interest to those with boats, caravans or additional vehicles, however there is also scope subject to obtaining the necessary consents to further extend and develop the main house and its outbuildings. The property is ready for the next owners to put their own stamp on and reconfigure or extend to their own specifications. Should it be deemed surplus to the buyer's requirements the paddock can be retained by the current owners leaving a substantial home within pleasant and more manageable gardens for the new buyer.



Ground Floor

Approx. 241.0 sq. metres (2593.7 sq. feet)



First Floor

Approx. 99.4 sq. metres (1070.0 sq. feet)



Total area: approx. 340.4 sq. metres (3663.7 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.