



**Hayward
Tod**

4 bed, 2 ensuite Detached House | 27 The Old Tannery | Scotby | Carlisle | CA4 8AL
Guide Price £550,000





An outstanding modern detached dwelling, upgraded, extended and beautifully presented throughout. Wonderful generously sized contemporary living kitchen with glazed elevation to a private rear patio and garden. Four double beds. Two ensuite. Detached double garage. Desirable village. Excellent local amenities.

ACCOMMODATION SUMMARY

Vestibule | Hall and stairs | Cloakroom | Study | Sitting room | Generous living dining kitchen - Quooker tap, quality appliances | First floor U-shaped landing | Front double bedroom one with ensuite shower room | Front double bedroom two with ensuite shower room | Rear double bedroom three | Rear double bedroom four | House bathroom | Forecourt garden and parking | Detached garage | Private rear garden | Sunny patio - Indian Sandstone | Council Tax Band - F | EPC - pending | All mains services | Gas central heating - 3 year old boiler | Double glazed | Freehold

APPROXIMATE MILEAGES

Primary School 4 minute walk 0.2 | Village shop/PO 0.4 | M6 J43 1.1 | Central Carlisle 2.8 | Brampton 7.7 | Solway Coast AONB - Bowness on Solway 15.8 | North Pennines AONB - Alston 26.3 | Lake District National Park - Caldbeck 16.9, Ullswater Pooley Bridge 24.5 | Newcastle Airport 54



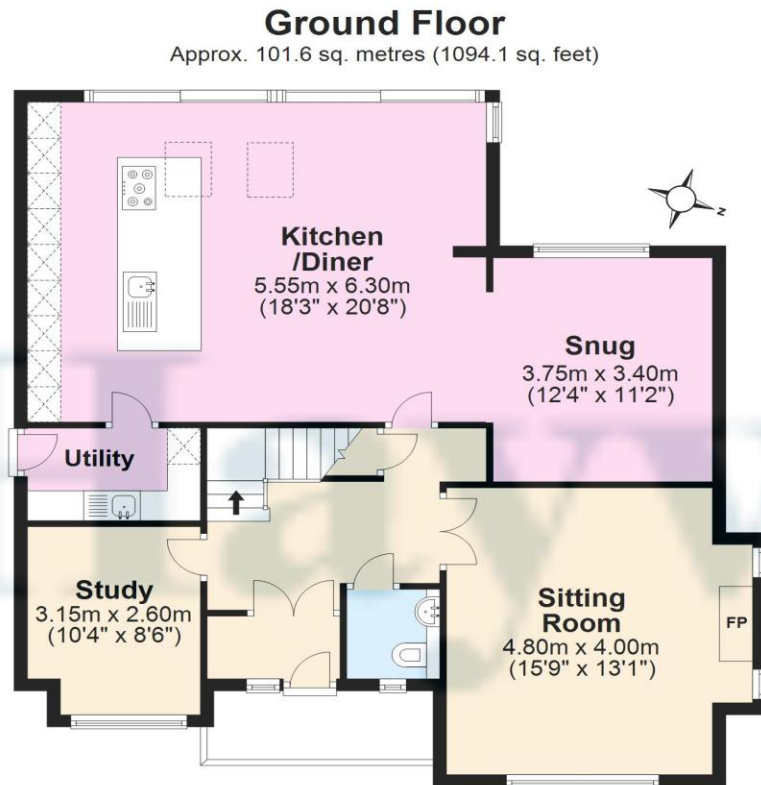
WHY SCOTBY

Quiet location on a modern close within a short walking distance of the primary school, shop and pub. Conveniently situated for access to the wider region including the Lake District and Hadrian's Wall thanks to the proximity of the M6 motorway and A69. The village and property are ideally positioned being close to Carlisle Golf Club, just a couple of minutes drive, and the city centre. Carlisle is on the Westcoast Mainline and has an excellent café culture and wide range of restaurants and eateries.

DESCRIPTION

This generous detached family home is offered in pristine condition having been extended and upgraded to provide a very appealing dwelling in a prime village location. The living space is superb. The standout room being the beautiful kitchen with extensive glazing and large island. This is a large and impressive space featuring a quality fitted kitchen by German supplier Rotpunkt. There is ample room for dining and a comfortable living area. The aspect is private and wide sliding doors connect the kitchen with the garden beautifully. The accommodation is balanced and well appointed. The quality throughout is exceptional. As you expect there is a study, cloakroom and fitted utility room. The first floor is in a traditional four square layout around a generous landing. The two front double bedrooms have ensuite shower rooms while the two rear double bedrooms share the family bathroom which has a bath and walk-in shower. The well kept gardens are landscaped for easier maintenance and include paved forecourt parking for at least four cars. The double garage is fit for purpose and side gates ensure the rear garden is enclosed.





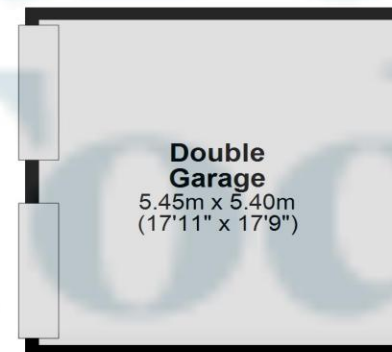
First Floor

Approx. 80.8 sq. metres (869.3 sq. feet)



Outbuilding

Approx. 29.4 sq. metres (316.8 sq. feet)



Total area: approx. 211.8 sq. metres (2280.2 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.