



**Hayward
Tod**

4 Bed, 3 Bath Detached House | Wellgate | Scotby | Carlisle | CA4 8BA

£550,000





A substantial detached home on a wonderful plot, situated on a desirable small scale development in the heart of the popular village of Scotby. Short walk to shop, Pub and primary school.

entrance vestibule | W.C. | inner hall and stairs | living room | dining room | kitchen | utility | garden room | en-suite bedroom one | bedroom two | bedroom three | family bathroom | bedroom four and adjacent bathroom | internal lift from dining room to bedroom three | attached garage | driveway parking | large rear garden | double glazing | gas central heating | mains connected, water, gas, electricity and drainage | council tax band F | EPC pending | freehold

APPROXIMATE MILEAGES

Scotby Primary School 0.6 | City centre 3.3 | M6 motorway 1.6 | Penrith - North Lake District 19 | Newcastle International Airport 54

WHY SCOTBY?

Scotby is well catered for having the benefit of a church and village hall. The village shop, post office and public house all overlook Scotby green. Scotby is an active village with a strong community spirit with the opportunity to participate in a variety of activities throughout the year. 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 are just minutes away. 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 away as is the station which serves London in around three hours twenty minutes. Many other centres are catered for including Glasgow, Edinburgh, the Lake District, Manchester Airport, Newcastle and Penrith. The region's areas of natural and historic interest, including the beautiful Eden



Valley, Hadrian's Wall and the Lake District National Park are all within an easy driving distance.

ACCOMMODATION

Beautifully situated and spacious throughout the property is ideally suited to family living. A generous living room runs front to back and provides access out to the rear garden. There is a dining room at the front of the property (currently housing a lift to one of the bedrooms above). The kitchen, which sits behind the dining room is ample and benefits from a large number of fitted cupboards but would likely benefit from some modernisation to suit the tastes of the incoming buyer. The kitchen is complemented by the adjoining utility room which provides access to a garden room and the garden beyond as well as the attached double garage. At first floor level the feeling of space continues with four good double bedrooms. The largest has built in wardrobes and an en-suite shower room as well as a pleasing dual aspect. The family bathroom has both bath and separate shower and there is a third bathroom which, if so desired can act as an en-suite for the fourth bedroom. Externally the property has a large paved driveway and front lawn, with the overall plot size being incredibly deceptive as the garden extends not just across the rear of the property but down the side as well.



Ground Floor

Approx. 154.6 sq. metres (1663.7 sq. feet)



First Floor

Approx. 99.5 sq. metres (1071.3 sq. feet)



Total area: approx. 254.1 sq. metres (2735.1 sq. feet)

Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtod.co.uk
haywardtod.co.uk

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.