







## Accommodation in Brief

### **Ground Floor**

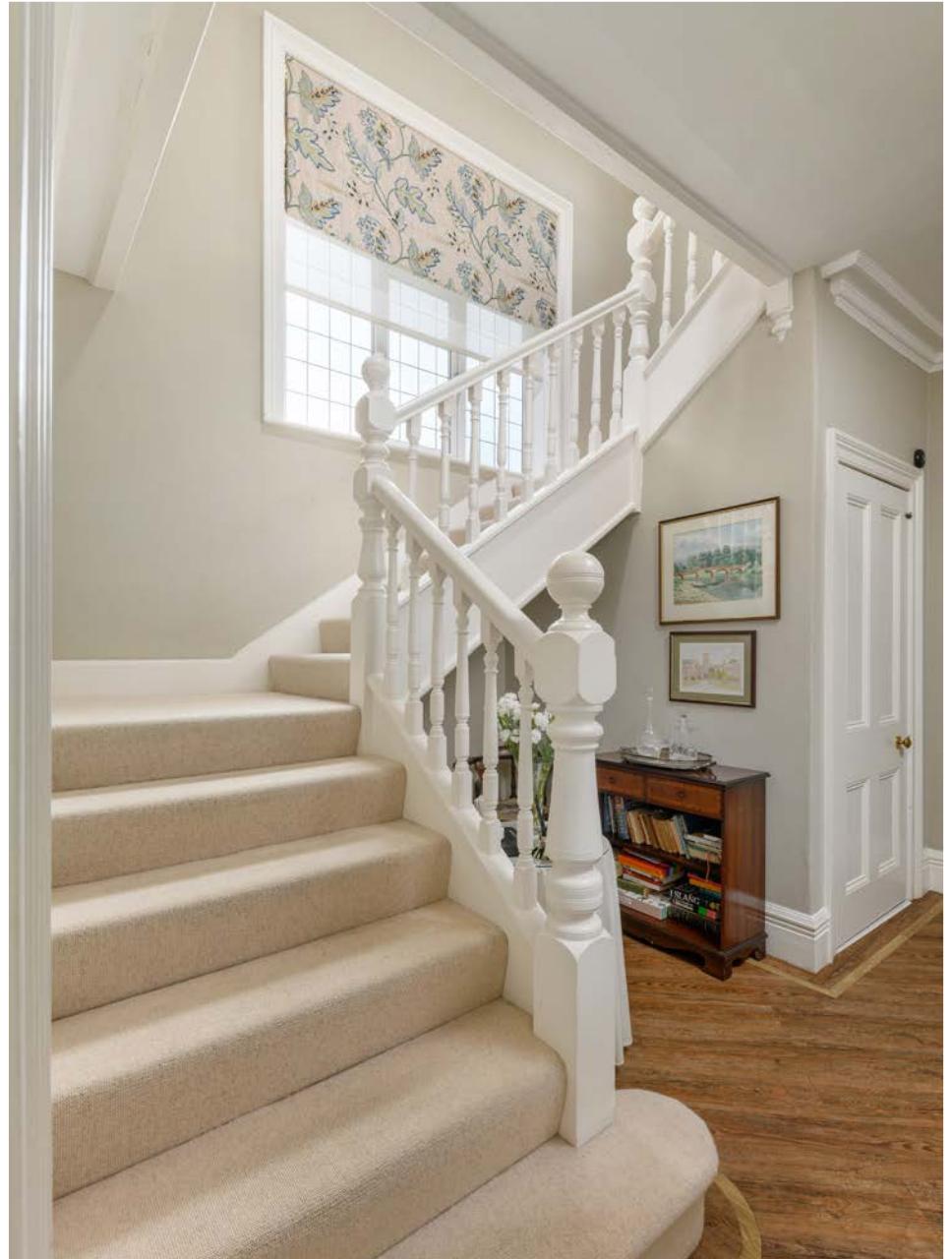
Entrance Hall | Lounge | Sitting Room | Dining Room | Kitchen | Cloakroom  
Hall | Boot Room | Back Kitchen

### **First Floor**

Three Double Bedrooms | Two Bathrooms

### **Second Floor**

Fourth Double Bedroom | Walk-in Storage







## The Property

Situated in the charming village of Scotby, 15 Ghyll Road is a fine village property providing beautifully presented rooms brimming with Edwardian character. The living space is superb, having been tastefully restored to retain its original features while incorporating modern luxuries. Edwardian properties of this type are rare in this area, making this house a unique offering.

Inside, the main living areas are spacious and airy, immaculately decorated in a tasteful neutral palette, and showcase high ceilings and large windows that allow ample natural light. The spacious hall sets the tone. The quiet sitting room provides a peaceful retreat from the main areas of the house; an elegant affair in pale shades, flooded with natural light from a large southwest-facing window. This room features a new Clearview stove set within a fire surround, creating an attractive focal point. The aspect to the garden is private, and a door accesses a lovely terrace which provides the ideal place for alfresco entertaining.

The main lounge is elegant and well-proportioned, providing an excellent second reception room. It is a wonderful living/family room that has a large window and a sunny private aspect to the rear garden. The fireplace has a Clearview stove and is flanked by fitted cupboards and shelving with downlighting.

The dining room adjacent to the kitchen is spacious, and the original built-in cupboards are now painted to complement the décor. There is a remarkable amount of storage space neatly integrated into various nooks and crannies throughout the house, making practical use of the available space.

The modern fitted kitchen is well-appointed, equipped with integrated high-end appliances, an AGA, and a breakfast bar for casual dining. There are windows to the east and west and a tiled floor for easy maintenance.

The lobby off the kitchen is tiled and accesses an enclosed yard, the perfect spot for a morning coffee. The boot room houses the Worcester boiler and makes a great drying room for wet coats and boots. The back kitchen is fully equipped with an integrated Siemens oven and microwave, a fridge freezer, and ample space to operate as a prep/second kitchen. Additional practicality is offered with even further storage spaces, currently utilised as a log store for the Clearview stoves and a cleaning cupboard.

Ascending to the first floor via the impressive open staircase, the landing is generous and tastefully decorated. There are three well-proportioned bedrooms, including one with a walk-in wardrobe and another with built-in wardrobes. The two rear bedrooms have a bright, leafy aspect. A shower room is provided, and the family bathroom is at the end of the landing. There are three walk-in storage cupboards, one of which serves as an airing cupboard and contains the new pressurised water system.

Bedroom four is on the second floor and includes walk-in storerooms on either side of the bedroom, with potential for renovation into an ensuite bathroom to create a master/guest suite.









## Externally

The property occupies a pleasant 0.2-acre site. At the front, a block-paved drive provides significant parking space and leads down the side to the spacious wooden garage/shed, which provides additional storage space. 15 Ghyll Road is wider than other plots, allowing for this building but also offering space and scope for a possible substantial outbuilding, subject to necessary planning consents.

The rear garden has a near-perfect southwest aspect, ensuring sunshine throughout the day and evening. A spacious terrace is a real sun trap, and beyond this, an expanse of lawn and path leads to the rear boundary. The garden is a serene retreat, providing a lush, green space ideal for relaxation and outdoor dining. With a variety of mature plants, shrubs, and trees, the well-maintained lawn and patio area are perfect for entertaining guests or enjoying family activities.





## Local Information

15 Ghyll Road is situated on a no through road in the desirable village of Scotby, which offers a range of conveniences including a village shop, a primary school, and a welcoming pub. The nearby city of Carlisle provides additional services with large supermarkets, a hospital, and a wide selection of shops and eateries. Carlisle also offers comprehensive cultural, educational, recreational, and shopping facilities.

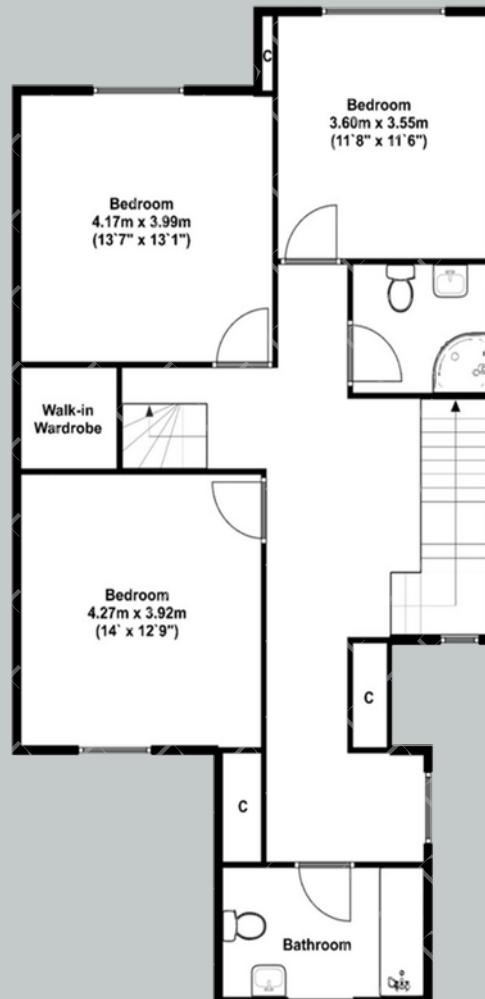
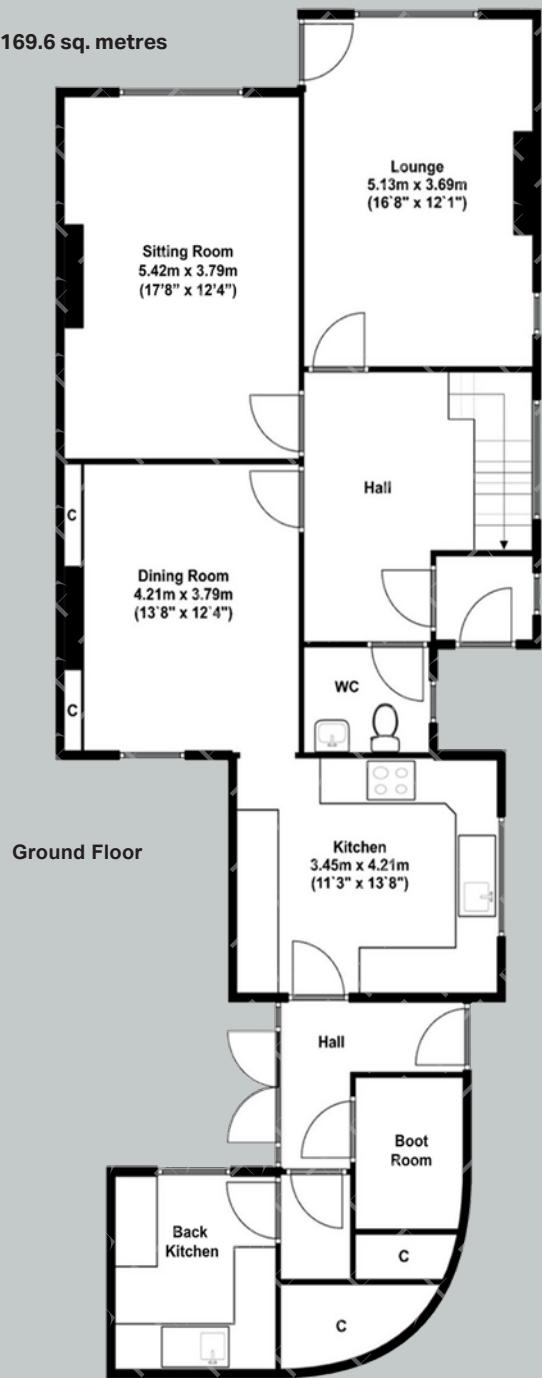
For schooling, Scotby has its own primary school, and there are further educational options in Carlisle, including both comprehensive and private schools. Additionally, the city of Newcastle, which is within easy reach, offers several prestigious private day schools.

For commuters, Scotby provides easy access to the A69 and M6, making both Carlisle and Newcastle accessible for work or leisure. The nearby Carlisle train station also offers regular services to major cities across the UK, and Newcastle Airport is within a reasonable driving distance for international travel.

# Floor Plans

Total area: approx. 169.6 sq. metres

(1825.6 sq. feet)



First Floor



Second Floor

Google Maps      what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, gas, water and drainage.  
A new boiler has recently been installed.

Postcode

Council Tax

EPC

Tenure

CA4 8BT

Band E

Rating D

Freehold

Viewings Strictly by Appointment

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