



**Hayward
Tod**

4 Bed, 4 Bath House & Double Garage | Orchard Hill House | Lambley Bank | Scotby | CA4 8BX
£895,000





An outstanding modern home in genuine turn-key condition finished to the highest quality throughout. Four bed, all en-suite. Short walk to village centre shop and pub. Easy access for the A69, M6 and Carlisle.

Entrance hallway and stairs | W.C. | snug/study | sitting room | living room | dining kitchen | utility | second W.C. | main bedroom with large dressing room and en-suite | three further en-suite double bedrooms | large detached garage | gated driveway | landscaped gardens and paved patio | double glazing | gas central heating | mains water, gas, electricity and drainage | EPC B | council tax band G | freehold

WHY SCOTBY?

Tucked away on Lambley Bank within a short walk of the centre of the village, the school and park the property enjoys privacy without being isolated. 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.



APPROXIMATE MILEAGES

Village centre 0.3 | M6 motorway J.43 1.2 | Carlisle 3 |
Penrith - North Lake District 20 | Newcastle International
Airport 54

ACCOMMODATION

Immaculate throughout and upgraded by the current owners the property has had no expense spared using the highest quality materials. The property is spacious throughout and perfectly suited to family living, with each bedroom being a generous size and having its own en-suite shower room. The main bedroom benefitting from a larger four piece en-suite and an enviably proportioned dressing room, as well as having open views across the park. The kitchen, with ample storage and a large island, benefits from marble worktops and a range of integrated appliances. The utility room, which is larger than most kitchens, has yet more storage. There are two W.C's on the ground floor, one off the utility room and the other off the hall. The main living room to the rear of the property is flooded with light thanks to large windows on all three sides and overlooks the gardens and playing field beyond. There is another sitting room with an impressive feature fireplace housing a modern living flame gas stove. The garden wraps around the rear and side of the property and has lawn, borders and a raised patio area. There is a large gravelled driveway set behind high wooden gates affording the property good privacy. The detached double garage offers further storage or scope to be an impressive home gym or workshop.



Ground Floor

Approx. 150.2 sq. metres (1617.0 sq. feet)



First Floor

Approx. 131.9 sq. metres (1419.7 sq. feet)



Total area: approx. 282.1 sq. metres (3036.7 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.