



42 Scotby Village, Scotby, Carlisle, CA4 8BP
Offers in excess of £200,000

Hayward * Tod
associates



A deceptively spacious five bed property tucked away in the heart of the village. Three reception rooms. Sun room. Kitchen. Utility. Two ensuite bedrooms. Family bathroom. Detached double garage. Large side garden. Double glazing and gas central heating. Convenient for M6 and A69. Huge potential.

Situation and description The village of Scotby is conveniently located to the east of Carlisle offering easy access to the M6 motorway and A69. The village itself offers a good range of amenity including shop, public house and popular junior school. The village is also well served by public transport with a regular bus service into Carlisle city centre.

Carlisle, the regions capital, has a superb range of social, leisure and retail opportunities. There is an attractive central pedestrianised area and an impressive cathedral and castle. The city benefits from being on the West Coast Mainline which provides fast and frequent services to London from 3 hours 23 minutes and non-stop to Glasgow. The city's central railway station serves many other destinations including the Lake District, West Cumbria, Edinburgh, Newcastle, Manchester, Manchester Airport and Birmingham.

42 Scotby Village is located centrally within the village sitting away from the main road and benefiting from a large side garden.

Accommodation Double glazed and gas centrally heated throughout.

Ground floor

Entrance vestibule

Hallway Stone flagged floor.

Sitting room 18'1 x 12'2 (5.51m x 3.71m) Living flame gas fire. Patio doors. Dual aspect.

Dining room 11'8 x 10'9 (3.56m x 3.28m) Front aspect. Exposed beam.

Garden room 18'4 x 4'11 (5.59m x 1.50m) UPVC double glazed windows and roof. Aspect to rear garden.

Kitchen 11'2 x 8'4 (3.40m x 2.54m) Stone flagged floor. Rear aspect. Fitted wall and base units. Plumbing for dishwasher.

Living room 18'9 max x 16'5 (5.72m max x 5.00m) Exposed beams. Feature fireplace. Solid fuel stove.

Sun room 17'4 x 10'6 (5.28m x 3.20m) Aspect to large side garden.

Utility/WC 8'0 x 6'9 (2.44m x 2.06m) Tiled walls and floor. WC and wash hand basin.

First floor

Bedroom one 16'10 x 10'8 (5.13m x 3.25m) Dual aspect to front and garden.

Ensuite 8'10 x 8'7 (2.69m x 2.62m) Bath with shower over. WC and wash hand basin. Bidet. Airing cupboard.

Bedroom two 13'6 x 6'5 (4.11m x 1.96m) Front aspect.

Bedroom three/study 8'11 x 6'3 (2.72m x 1.91m) Rear aspect.

Bathroom 8'11 x 5'6 min (2.72m x 1.68m min) Bath. WC. Wash hand basin.

Bedroom four 13'8 x 11'10 (4.17m x 3.61m) Front aspect. Built-in cupboard.

Bedroom five 17'9 x 13'4 (5.41m x 4.06m) Dual front and rear aspect.

Ensuite 6'6 x 5'9 (1.98m x 1.75m) Bath, WC and wash hand basin.

Outside To the front the property benefits from a small area of hardstanding parking as well as a large detached double garage which is directly adjacent to the property. The property also benefits from a large level garden to the side of the property which is currently laid to lawn.

Services Mains services connected. Water, gas, electricity and drainage.

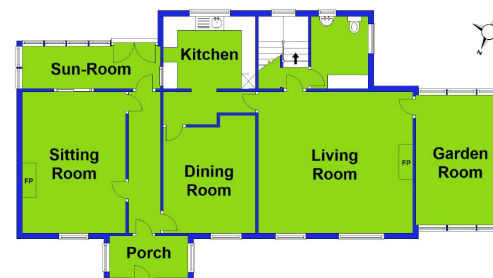
Tenure Freehold.

Energy Performance Rating D

Directions From junction 43 of the M6 head east on the A69 taking the first right hand turn into Scotby village. Once in the centre of the village with the green on the left hand side turn right up the lane beside the village shop and No. 42 is on the left hand side.

All descriptions, dimensions, floor plans, references to condition, occupation and other details are given in good faith and are believed to be correct but should not be relied on as statements or representations of fact. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them.

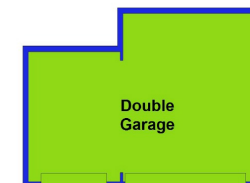
Ground Floor



First Floor



Garage



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