



**Hayward
Tod**

3 bedroom Villa | Villa 12 | Scalesceugh Hall | Carlisle | CA4 0BT

Guide Price £290,000





Villa 12 – ‘The Wainwright’

This unique villa property is the final in the collection of 13 villas at Scalesceugh Hall to be released for sale. Nestled within the top corner of the tranquil cul de sac, it boasts a stunning Scandinavian-inspired design with an impressive full height front window which floods generous natural light throughout the home. In addition to two spacious bedrooms on the first floor, one of which offers a South facing balcony with views of our manicured lawns, fountain and woodlands beyond, Villa 12 offers a flexible layout with the option of a third bedroom or dining room on the ground floor.

The contemporary, well-designed open plan kitchen benefits from sliding doors giving the option of privacy and is fully fitted with quality appliances, including induction hob and oven, fridge freezer, washer/dryer, dishwasher and built in microwave. The adjoining lounge leads out on to a South facing patio area. A large upper landing with glass balustrade, flooded with natural light, creates the ideal space for a study or hobbies area.

Villa 12 boasts two modern shower rooms with full height tiling and a Grohe Shower system – one of which has been designed in a luxury wet/room style. There is also the added benefit of a WC cloakroom on the ground floor.

Eco-friendly and energy efficient underfloor heating is fitted throughout, whilst floor coverings including bamboo flooring throughout the ground floor, and luxury neutral carpets to the stairs, landing and first floor bedrooms.

A private parking space is directly outside and visitors parking close by.

Available furnished for an additional £5,000.



Set within 3.5 acres of beautiful grounds in the Cumbrian countryside, Scalesceugh Hall & Villas offers retirement living in a setting like no other. Located on the edge of The Lake District, yet only a short drive from the border city of Carlisle, our home owners can enjoy life surrounded by outstanding natural beauty whilst benefiting from convenient access to amenities and travel to either side of the border.

Designed exclusively for over 55's, our modern villas have been thoughtfully designed to offer generous space and light, technology that keeps you connected, and hidden extras that keep you safe and secure. Our community of like-minded residents can enjoy regular social events, as well as the reassurance of a helping hand should they require it.

Moving to Scalesceugh is an investment in your lifestyle. We take care of gardening and maintenance, so you have more free time to do the things you want to do - whether that be relaxing at our onsite Spa & Wellness centre*, or enjoying the wealth of activities and attractions the local area has to offer.

Feel part of something special at Scalesceugh Hall and Villas.

*Spa & Wellness centre due for completion February 2021.





FIRST FLOOR



GROUND FLOOR
UNIT 12

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.