



**Hayward
Tod**

3 Bedroom Semi-Detached House | Silver Beech | Park Road | Scotby | CA4 8AT

£290,000





An impressive semi-detached home with a large rear garden in a great central location within the village, close to the primary school and a short walk in to the village centre.

entrance porch | inner hall & stairs | W.C. | living room | sitting room | dining area | kitchen | three bedrooms | family bathroom | detached store/gym/former garage | driveway parking | front lawn | large rear garden and raised deck | double glazing | gas central heating | mains connected, water, gas, electricity and drainage | EPC D | council tax band C | freehold

APPROXIMATE MILEAGES

village centre 0.3 | M6 motorway 1.1 | city centre 2.3

WHY SCOTBY?

Scotby is a highly desirable village offering an excellent range of amenities, including a village shop, post office and public house overlooking the attractive Scotby Green. There is also a well-regarded Church of England primary school, parish church and village hall, together with a strong community and a variety of activities and events throughout the year. The village is particularly convenient for access to the main road network, with the A69 and M6 at Junction 43 both just a few minutes away. Central Carlisle, with its extensive range of shopping, leisure, professional and cultural amenities, is a little over three miles away. Carlisle station provides direct services to London in approximately 3 hours 20 minutes, with Glasgow and Edinburgh both around 1 hour 20 minutes away. Other direct services include Penrith, Newcastle, Birmingham, Manchester and the Lake District, providing excellent connections for both business and leisure. The village is also ideally placed for exploring the region's outstanding natural and historic attractions. The beautiful Eden Valley, Hadrian's Wall, Solway Coast and Lake District are all readily accessible, whilst the Scottish Borders are virtually on the doorstep and the North Pennines National Landscape provides a



particularly scenic destination for a day out. For international travel, Newcastle International Airport is just over an hour away by car, adding further to Scotby's excellent accessibility.

ACCOMMODATION

Spacious and well presented throughout the property offers ample living space with the benefit of two good reception rooms. A large entrance porch leads in to the wide hallway which has a cloakroom W.C. off it. The sitting room to the front of the property benefits from a wood burning stove. The second sitting room at the rear has a gas fire and double doors that open out in to a garden room, currently utilised as a dining space. The kitchen is ample and has a range of fitted units. There is a side door to the garden and a square bay window to the side, allowing space for a small table if desired. On the first floor are the three bedrooms. The larger two are both good double rooms, with the front bedroom having a bank of fitted wardrobes and the rear having a large built in cupboard. The third bedroom, currently a nursery would make an equally pleasant study, dressing room or single bedroom. Externally the property has a driveway providing off street parking and a large front lawn. At the side is a detached store, formally a single garage, that is currently utilised as a home gym. The rear garden is perhaps the highlight though; a generously proportioned south-east facing space with a large raised deck, lawn and stone steps.



FLOOR PLAN TO FOLLOW

Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

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