



HUNTERS®

Scotby Grange

Scotby, Carlisle, CA4 8DW

Guide Price £415,000



- Substantial Detached Family Home within an Exclusive Gated Development
- Access to the Tennis Courts & Communal Gardens
- Offering an Abundance of Internal Accommodation
- Large Dining Kitchen with Adjoining Utility Room
- Off-Street Parking, Integral Garage & Beautiful Gardens
- Sought-After Village Location to the East of Carlisle
- Lovingly Cared For with Excellent Potential to Personalise
- Three Generous Reception Rooms
- Five Good-Sized Bedrooms with Two En-Suites & Family Bathroom
- EPC - D

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NO CHAIN – Tucked away within the beautifully landscaped grounds of the exclusive Scotby Grange development, this impressive five-bedroom detached family home enjoys a peaceful setting on the edge of the ever-popular village of Scotby. The gated community is immaculately maintained and enhanced by extensive communal gardens and a private tennis court, offering both lifestyle appeal and a welcoming sense of community. This spacious home is ready for new owners to make their mark and boasts a wealth of well-proportioned living space. The ground floor features several large reception rooms, including a bright dual-aspect living room, a formal dining room, and a dedicated office/study, ideal for modern family life. At the heart of the home is a stylish dining kitchen with integrated appliances and sleek stone work surfaces, complemented by a useful adjoining utility room. Upstairs, five generously sized bedrooms include two with en-suite facilities, while a large family bathroom caters comfortably to the needs of a growing household. A notable feature throughout the property is the abundance of built-in storage, an essential asset for any family. Outside, the rear garden enjoys open views across surrounding fields and countryside, creating a tranquil backdrop for entertaining or relaxing. Positioned at the head of a quiet cul-de-sac, the property also benefits from a spacious driveway and an integral double garage with electric roller door. Contact Hunters today to arrange your viewing of this exceptional home.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, hallway, living room, dining room, dining kitchen, utility room, office/study and WC/cloakroom to the ground floor with a landing, five bedrooms, two en-suites and a family bathroom to the first floor. Externally there is off-street parking, an integral garage and gardens to the side and rear. EPC - D and Council Tax Band - G.

The sought after village of Scotby is situated to the East of the border city of Carlisle, within easy reach of a wealth of local amenities and transport links. Within the village itself you have all the requirements for every-day living, including a post office and village shop for the essentials, Primary School for the little ones and the Royal Oak public house for the grown ups, along with numerous bus-stops which connect Scotby through to the border city and neighbouring towns and villages. Within a five-minute drive you can access a variety of supermarkets and stores within Rosehill, on the edge of Carlisle and for those looking to head into the city centre, this only takes ten minutes via Warwick Road. Additionally, the M6 motorway J43 and the A69 are both within a two-minute drive, allowing direct access both North, South and East. For those requiring rail connections, Carlisle Citadel Station is on the West Coast mainline, providing fast and frequent services South to London in around 3hours 23minutes and North to Edinburgh in 1hour 16minutes.

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal door to the hallway, recessed spotlights, radiator, tiled flooring and a double glazed window to the front aspect.

HALLWAY

Internal double doors to the dining room, further internal doors to the living room, kitchen, office/study and WC/cloakroom, recessed spotlights, telecom gate-entry system, radiator and stairs to the first floor landing with a small under-stairs cupboard.

LIVING ROOM

Double glazed window to the front aspect, double glazed patio doors to the rear garden, two radiators, recessed spotlights and an open fireplace.

DINING ROOM

Double glazed window to the rear aspect, double glazed patio doors to the rear garden, two radiators and recessed spotlights.

DINING KITCHEN

Kitchen Area:

Fitted kitchen with breakfast bar, comprising a range of base, wall and drawer units with stone worksurfaces and tiled splashbacks above. Integrated eye-level double oven with grill, five-burner gas hob, extractor unit, integrated fridge freezer, integrated dishwasher, inset one and a half bowl ceramic sink with mixer tap and worksurface draining grooves, recessed spotlights, under-counter lighting, tiled flooring and a double glazed window to the rear aspect.

Dining Area:

Tiled flooring, recessed spotlights, radiator, internal door to the utility room, external door to the side garden and a double glazed window to the side aspect.

UTILITY ROOM

Fitted base and wall units with stone worksurfaces and tiled splashbacks above. One bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, space for a tumble drier, radiator, extractor fan, tiled flooring and an internal door to the garage.

OFFICE/STUDY

Double glazed window to the rear aspect, recessed spotlights and a radiator.

WC/CLOAKROOM

Two piece suite comprising a WC and wall-mounted wash hand basin. Part-tiled walls, tiled flooring, radiator, recessed spotlights and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway with a galleried landing, internal doors to five bedrooms and family bathroom, radiator, recessed spotlights, double glazed window to the front aspect and three built-in cupboards, one with double doors and another housing the water tank.

MASTER BEDROOM & EN-SUITE

Bedroom:

Double glazed window to the front aspect, double glazed Velux window, radiator, internal door to the en-suite and two built-in cupboards, one with double doors.

En-Suite:

Three piece suite comprising a vanity WC and wash hand basin combination unit, and a double shower enclosure with mains shower. Fully-tiled walls, tiled flooring, recessed spotlights, radiator, extractor fan and a double glazed Velux window.

BEDROOM TWO & EN-SUITE

Bedroom:

Double glazed window to the rear aspect, radiator and an opening to the dressing area. Dressing area including fitted wardrobes, recessed spotlight and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a vanity WC and wash hand basin combination unit, and a shower enclosure with mains shower. Fully-tiled walls, tiled flooring, recessed spotlights, towel radiator, extractor fan and an obscured double glazed window.

BEDROOM THREE

Double glazed window to the rear aspect, double glazed window to the side aspect, radiator and a loft-access point.

BEDROOM FOUR

Double glazed window to the rear aspect and a radiator.

BEDROOM FIVE

Double glazed window to the front aspect, radiator and a built-in cupboard.

FAMILY BATHROOM

Three piece suite comprising a WC, vanity wash basin with fitted wall-units above, and a bath with electric shower over. Fully-tiled walls, tiled flooring, towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

EXTERNAL:

Front Driveway:

To the front of the property is a large block-paved driveway allowing off-street parking for two/three vehicles. Access from the driveway into the front entrance hall, along with an electric roller garage door into the garage and two side gates allowing access down both sides of the property.

Rear Garden:

To the rear of the property is an enclosed garden which benefits views over the surrounding fields and countryside. Garden including a paved seating area directly outside the living room and dining room patio doors, a lawned garden area with mature trees and hedging, and a timber summerhouse.

Side Garden:

Access door from the dining kitchen, lawned garden area, paved seating area and mature trees and hedging.

GARAGE

Electric roller garage door, power, lighting, cold water tap and a wall-mounted gas boiler.

WHAT3WORDS

For the location of this property, please visit the What3Words App and enter - dent.device.erase

AML DISCLOSURE

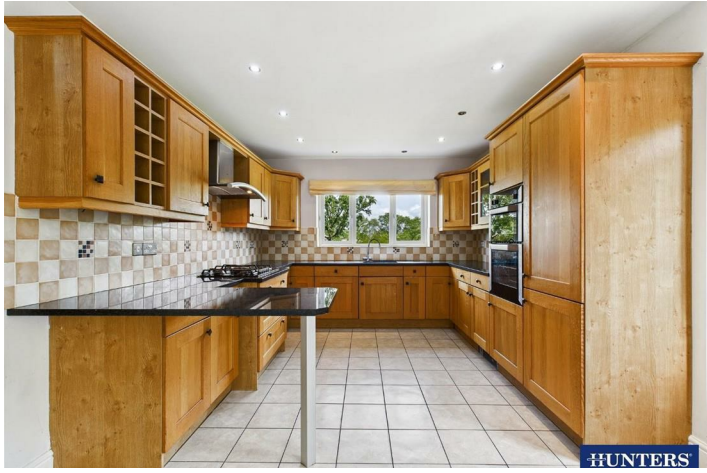
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

PLEASE NOTE

Leasehold title (999 Years from 1 October 2003), owning a share of the freehold. The Freehold is owned by Scotby Grange Management Ltd of which the company is owned in equal shares by all property owners in Scotby Grange. The Directors of Scotby Grange Management Ltd are all owners of properties within Scotby Grange, and are elected by the owners of properties in Scotby Grange. All decisions are made by consensus of property owners there. A service charge of approximately £75.00 per month is payable for the upkeep and maintenance of the grounds, relevant insurances and contribution to the reserves fund.

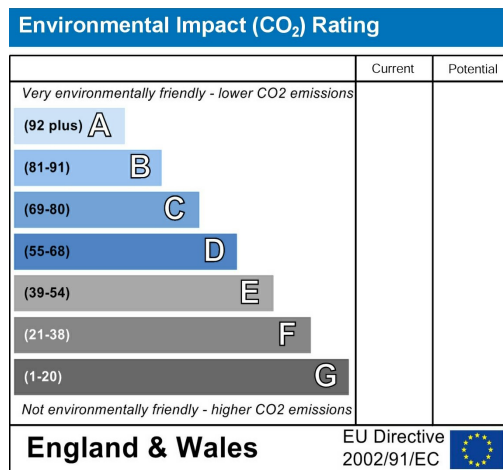
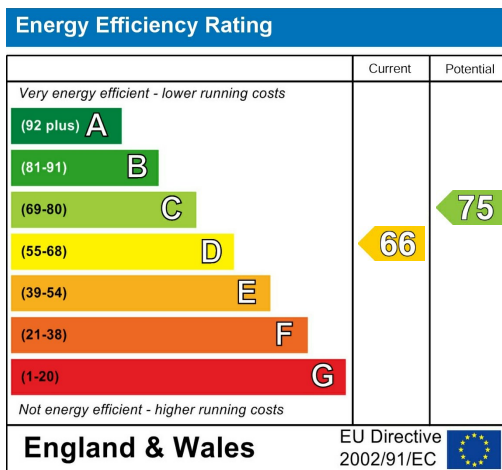
Floorplan







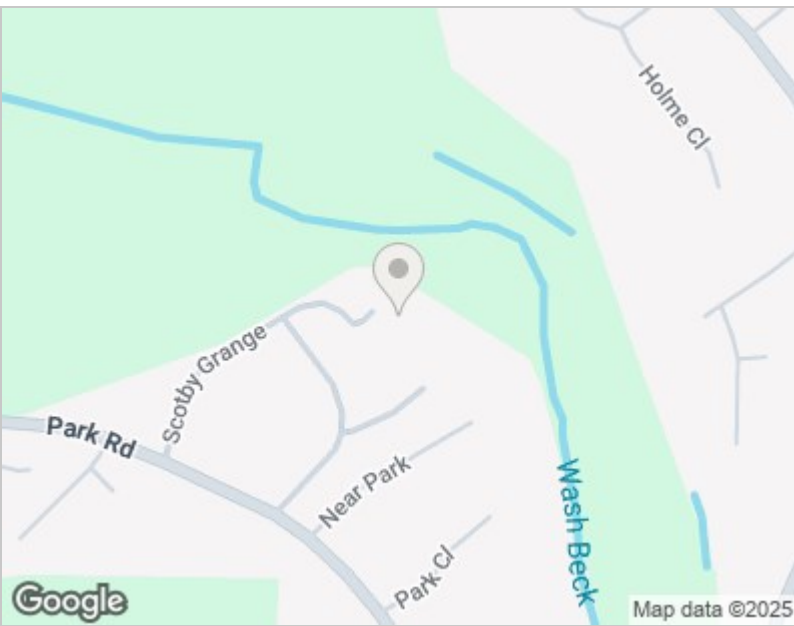
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



HUNTERS
HERE TO GET *you* THERE

Tel: 01228 584249



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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