



Scotby Village

Scotby, Carlisle, CA4 8BP

Guide Price £210,000



- Extended Mid-Terraced House
- Two Well-Proportioned Bedrooms
- Spacious Living/Dining Room
- Contemporary Three-Piece Family Bathroom
- Council Tax - Band A
- Desirable Village Location
- Fitted Kitchen with Dining Area
- Additional Versatile Reception Room on Ground Floor
- Rear Garden
- EPC-C

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Enjoying a desirable position right in the heart of Scotby Village, this extended mid-terraced home is ideally suited for a range of buyers, including individuals and couples, including first time buyers, as well as families and those seeking a second home. The welcoming entrance hall flows through to the spacious living/dining room, providing a great backdrop to everyday living, and entertaining. An internal door leads into the kitchen, featuring a range of fitted units and complemented by a dedicated dining space. The ground floor is complete with a second versatile reception room, currently being used as an office, but equally suitable as a snug, playroom or third bedroom. To the first floor, there are two well-proportioned bedrooms, as well as a practical, contemporary three-piece bathroom. The windows and double glazed doors were fitted in January 2026, giving the new owners additional peace of mind. Externally, the property benefits from a rear yard, with the current owners enjoying use of the communal grassed lawn to the rear. If you are searching for a property in one of the area's most sought-after Villages, that is ready to move straight into, contact Hunters to arrange your private viewing today.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - A.

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. The village also benefits from a well-used village hall, which plays an active part in the local community and hosts a variety of groups, events and fitness classes, including Zumba. There are also 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 3 hours 23 minutes and North to Edinburgh in around 1 hour 16 minutes.

Tel: 01228 584249

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal doors to living/dining room and office, understairs storage cupboard, stairs up to first floor, and a radiator.

OFFICE

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

LIVING/DINING ROOM

Double glazed windows to rear aspect, exposed stone feature wall, built-in storage cupboard housing electric meter and fuse-box, internal doors to entrance hall and dining kitchen, and two radiators.

DINING KITCHEN

Fitted kitchen comprising a range of wall, base and drawer units, with worksurfaces and part tiled splashbacks above, integrated eye-level gas grill and oven, gas hob and extractor unit, space for appliances such as free-standing fridge freezer and dishwasher. Double glazed window to side aspect, internal door to living/dining room and external door to rear yard, and 2 vertical radiators. The kitchen also benefits from ample space for dining.

FIRST FLOOR:

Stairs leading up from the ground floor, with half-landing, internal doors to two bedrooms and bathroom, double glazed window to front aspect, and a radiator.

BEDROOM ONE

Double glazed window to rear aspect, built-in wardrobes, and a radiator. There is a single step up to enter this property from the landing.

BEDROOM TWO

Double glazed window to rear aspect, and a radiator. There is a single step up to enter this property from the landing.

BATHROOM

Three-piece suite comprising WC, wall hung basin

and bath with over-head mains water supply and shower screen. Obscured double glazed window to front aspect, recessed spotlights, extractor fan, boarded walls, and a towel radiator.

EXTERNAL:

To the front, there is a pathway leading to entrance door and planted flower beds.

Rear yard featuring paved patio, external door to dining kitchen, gate providing access to communal pathway and grassed lawn.

WHAT3WORDS:

For the location of this property, please visit the [What 3 Words App](#) and enter - [///quest.basher.cluttered](https://quest.basher.cluttered)

AML DISCLOSURE:

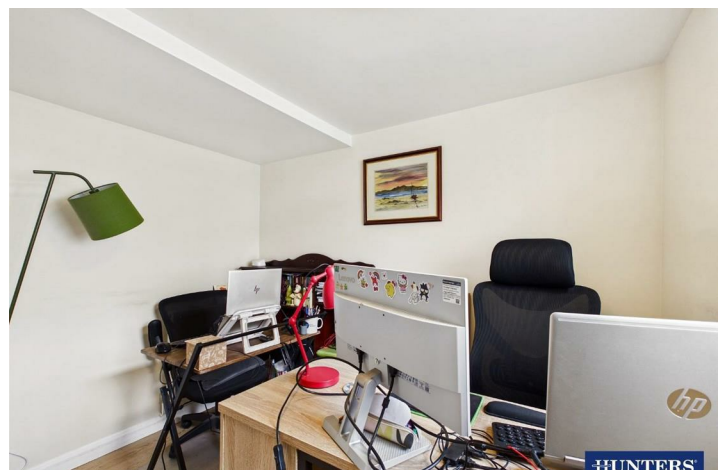
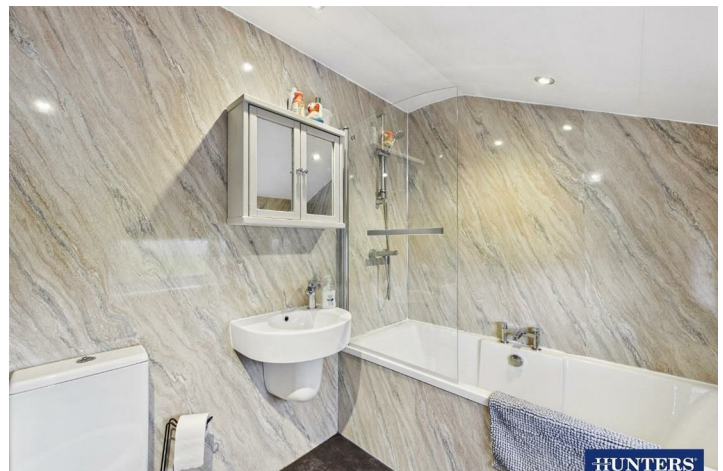
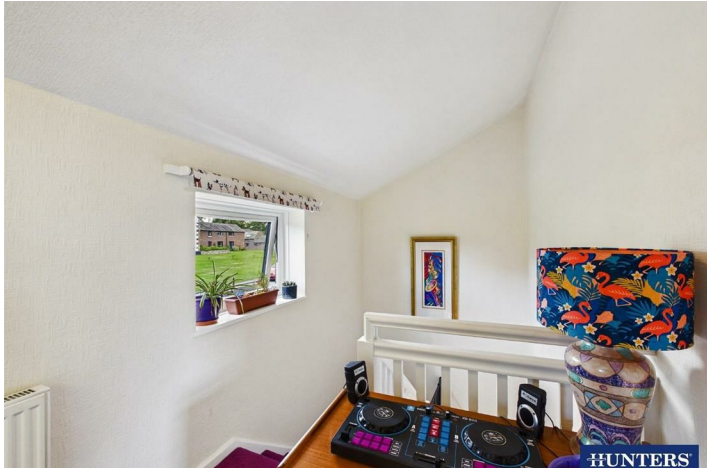
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

AGENT'S NOTES

There is a Private Right of Way to use footways around the perimeter of the property and to use the Communal open space to rear of property. Please contact the Hunters Carlisle Office for further details.

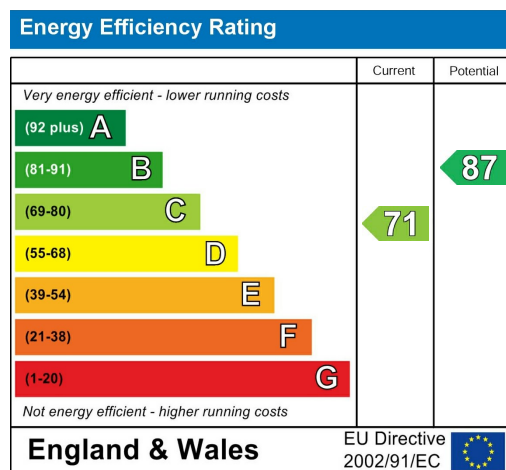
Floorplan







Energy Efficiency Graph



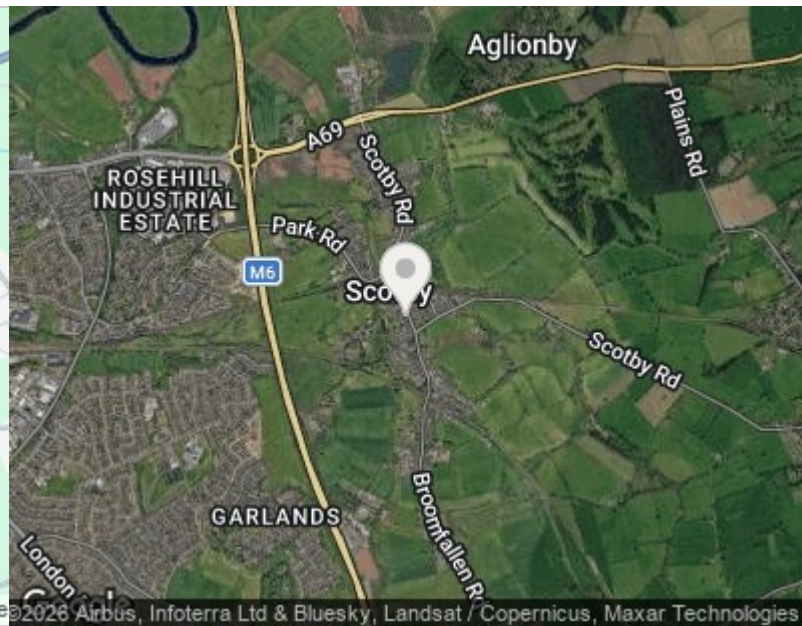
Viewing

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

Road Map



Hybrid Map





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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