

# Cumbrian Properties

Woodlands, 17 Scotby Grange



**Price Region £520,000**

**EPC-C**

Detached house | Popular village location  
3 reception rooms | 5 bedrooms | 3 bathrooms  
Conservatory | Gardens, drive & double garage

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## 2/ WOODLANDS, 17 SCOTBY GRANGE, SCOTBY

This impressive, detached five bedroom, three bathroom detached property is situated in a private, secure development in the highly desirable village of Scotby. The substantial family home offers three reception rooms, conservatory and generous gardens along with driveway parking and a double garage. Comprising entrance porch, entrance hall, lounge leading to the conservatory, dining room with French doors to the rear garden, snug/office, spacious dining kitchen with integrated appliances, separate utility room and cloakroom. To the first floor, off the spacious landing, are five bedrooms with en-suite and dressing room to the master along with a second en-suite shower room, family bathroom and lots of storage facilities. Outside there is ample parking for two/three vehicles leading up to the double garage with electric door. Generous front and rear lawned gardens offer plenty of seating areas to catch the sun with floral borders bursting with well-established trees and plants. There is also use of the communal playing field and tennis courts. Situated within easy walking distance of Scotby primary school, church, village shop and post office and with easy access to Carlisle city centre and junction 43 of the M6.

The accommodation with approximate measurements briefly comprises:

**Front door into entrance porch.**

**ENTRANCE PORCH** Radiator and glazed door into entrance hall.

**ENTRANCE HALL** Staircase to the first floor, understairs storage cupboard, integrated log effect electric fire, radiator and coving to the ceiling. Doors to lounge, dining room, study, dining kitchen and cloakroom.



ENTRANCE HALL

**LOUNGE (20' x 13'6)** Double glazed window to the front with radiator below, coal effect gas fire, coving to the ceiling, two radiators and double glazed doors to the conservatory.



LOUNGE

3/ WOODLANDS, 17 SCOTBY GRANGE, SCOTBY

**CONSERVATORY (13' max x 9' max)** Perspex roof, double glazed windows, double glazed French doors to the rear garden, electric fire and tiled flooring.



CONSERVATORY

**DINING ROOM (14'7 x 11')** Double glazed French doors to the rear garden, two sets of double glazed windows, coving to the ceiling, ceiling spotlights and two radiators.



DINING ROOM

**CLOAKROOM** Two piece suite comprising WC and wash hand basin. Part tiled walls, radiator, ceiling spotlights and double glazed frosted window.

**SNUG/OFFICE (11' x 7'3)** Double glazed window to the rear, radiator and ceiling spotlights.

**DINING KITCHEN (21'7 max x 14'8 max)** Fitted kitchen incorporating an electric oven, grill and microwave, four ring gas hob with extractor hood above, integrated dishwasher and fridge freezer. Breakfast bar, tiled splashbacks, tiled flooring, one and a half bowl stainless steel sink with mixer tap, double glazed windows to the side and rear, door to the side, undercounter lighting, tiled flooring, ceiling spotlights, radiator and door to utility room.



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**UTILITY ROOM (6'8 x 6')** Plumbing for washing machine, space for tumble dryer, stainless steel sink with mixer tap, base units, tiled splashbacks, tiled flooring, radiator and door to garage.

**FIRST FLOOR LANDING** Doors to bedrooms and bathroom, radiator, good size built-in storage cupboard, airing cupboard, ceiling spotlights and double glazed window.



LANDING

**BEDROOM 1 (14'7 x 11')** Double glazed bay window to the rear with radiator below, coving to the ceiling and archway to the dressing area.

**DRESSING AREA** A range of fitted wardrobes and door to en-suite shower room.

**EN-SUITE SHOWER ROOM (7' x 5')** Three piece suite comprising shower cubicle, WC with concealed cistern and vanity unit wash hand basin. Ceiling spotlights, double glazed frosted window, fully tiled walls and floor, and heated towel rail.



BEDROOM 1 & EN-SUITE

**BEDROOM 2 (13'6 max x 12'8 max)** Double glazed window to the rear with radiator below and loft access.



BEDROOM 2

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**BEDROOM 3 (13'9 max x 12'4 max)** Feature arched double glazed window to the front with radiator below and door to the en-suite shower room.

**EN-SUITE SHOWER ROOM (8'6 x 5')** Three piece suite comprising corner shower cubicle, vanity unit wash hand basin and WC with concealed cistern. Frosted Velux window, fully tiled walls and floor, heated towel rail and ceiling spotlights.



BEDROOM 3 & EN-SUITE

**FAMILY BATHROOM (10'9 x 6')** Three piece suite comprising shower above panelled bath, vanity unit wash hand basin and WC. Double glazed frosted window, fully tiled walls, tile effect flooring, heated towel rail and ceiling spotlights.



FAMILY BATHROOM

**BEDROOM 4 (13'6 x 10'9)** Double glazed windows to the side and rear and radiator.

**BEDROOM 5 (13'6 max x 9'9 max)** Double glazed window to the front with radiator below and built-in wardrobe.



BEDROOM 4



BEDROOM 5

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**OUTSIDE** Block paved driveway to the front providing parking for three to four vehicles leading up to the double garage and a generous lawned garden incorporating mature trees and flag stone patio. To the rear of the property is a good size lawned garden with mature trees and plants, patio seating, outside tap and external sockets.

**DOUBLE GARAGE** Electric door, own power supply and a recently fitted combi boiler.

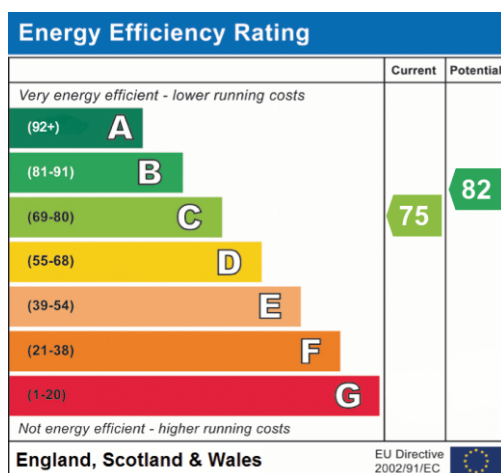


REAR OF THE PROPERTY

**TENURE** We are informed the tenure is Freehold. Ground rent payable of £60pcm to cover the maintenance of communal areas in Scotby Grange.

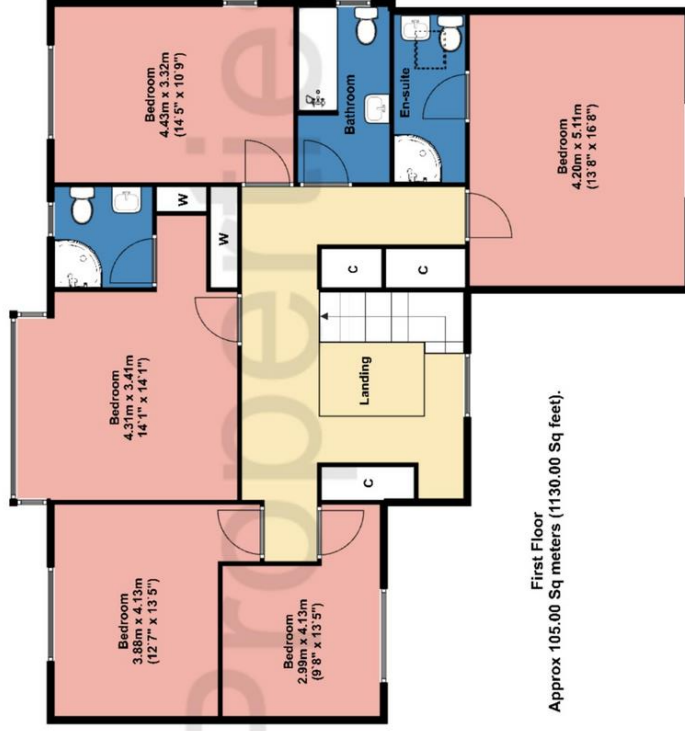
**COUNCIL TAX** We are informed the property is in tax band G

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.





Ground Floor  
 Approx 79.00 Sq meters (850.00 Sq feet).



First Floor  
 Approx 105.00 Sq meters (1130.00 Sq feet).

reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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