

# Cumbrian Properties

25 Broomfallen Road, Scotby



**Price Region £535,000**

**EPC-C**

Superior detached property | Popular village location  
2 reception rooms | 5 bedrooms | 2 bathrooms  
Generous gardens | Double garage and drive

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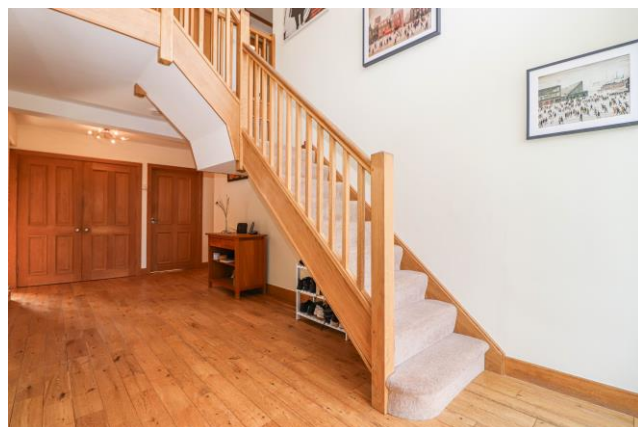


## 2/ 25 BROOMFALLEN ROAD, SCOTBY, CARLISLE

Situated in the desirable village of Scotby, this exceptional five double bedroom, two bathroom detached family home offers generous gardens to the rear with an open aspect over the countryside, parking for multiple vehicles and double garage. This unique property caters for everything the growing family could need. The impressive hallway with floor to ceiling windows leads to a spacious lounge, a dining kitchen with Rangemaster cooker and separate utility room. The rear snug with patio doors out to the rear garden is a quiet space to relax and enjoy the views. There is also a practical ground floor cloakroom and access into the double garage. To the first floor there is a galleried landing leading to a master bedroom suite with separate dressing room and three piece en-suite shower room. There are four further double bedrooms with the rear rooms enjoying stunning views across the countryside and there is a four piece family bathroom with walk-in shower and free standing bath. Externally to the front of the property the block paved driveway provides ample off-street parking for multiple vehicles leading up to the double garage with EV charger point. The generous lawned rear garden offers plenty of secure space for children or pets to play and also offers the potential to extend, subject to planning permission. Scotby is a popular village with its own shop, post office, primary school, pub and church, with good access to J43 of the M6 and just a ten minute drive into Carlisle city centre.

The accommodation with approximate measurements briefly comprises:

**ENTRANCE HALL (21' x 13' max)** Entry into a light and airy spacious entrance hall with staircase to the first floor, built-in cloaks cupboard, engineered oak flooring, radiator and front facing floor to ceiling windows with electronic blinds. Doors to lounge, dining kitchen, snug, cloakroom and garage.



ENTRANCE HALL

**LOUNGE (20' max x 16' max into bay)** Double glazed bay window to the front of the property, coal effect gas fire, radiator and coving.



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**DINING KITCHEN (19'9 x 12'6)** Fitted kitchen incorporating a Rangemaster cooker with five burner gas hob and extractor hood above, under mounted one and a half bowl stainless steel sink with mixer tap, space for an American style fridge freezer and plumbing for dishwasher. Tile effect flooring, radiator, ceiling spotlights and door to the utility room.



DINING KITCHEN

**UTILITY ROOM (5'5 x 5'4)** Plumbing for washing machine, space for dryer, storage units, combi boiler, tile effect flooring and composite door to the rear garden.

**SNUG (17' max x 9'8 max)** Built-in shelving, radiator and patio doors to the rear garden with beautiful open aspect views.



SNUG



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**CLOAKROOM** Two piece suite comprising WC and vanity unit wash hand basin. Double glazed frosted window and engineering oak flooring.

## **FIRST FLOOR**

**LANDING** Doors to bedrooms and bathroom, built-in cloaks cupboard and access to the loft.



LANDING

**MASTER BEDROOM (19'3 max x 16' max)** Double glazed window to the front, ceiling spotlights, radiator and doors to the dressing room and en-suite shower room.



MASTER BEDROOM

**DRESSING ROOM (12'4 x 9')** Ceiling spotlights, double glazed Velux window and radiator.

**EN-SUITE SHOWER ROOM (9' x 7')** Three piece suite comprising shower cubicle with waterfall showerhead, wash hand basin and WC. Velux window, ceiling spotlights and heated towel rail.



DRESSING ROOM



EN-SUITE SHOWER ROOM

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**BEDROOM 2 (13'5 x 9'6)** Radiator and double glazed window to the rear with views over the countryside.



BEDROOM 2

**BEDROOM 3 (14'8 x 9'6)** Radiator and double glazed window to the front.



BEDROOM 3

**BEDROOM 4 (10' x 8'5)** Radiator and double glazed window to the rear with views over the countryside.



BEDROOM 4



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**BEDROOM 5 (11'6 max x 8'4 max)** Built-in storage and shelving, radiator and double glazed window to the front.



BEDROOM 5/OFFICE

**FAMILY BATHROOM (12'8 max x 8'7)** Four piece suite comprising shower cubicle, panelled bath, vanity unit wash hand basin and WC. Double glazed frosted window, heated towel rail and tile effect flooring.



FAMILY BATHROOM

**OUTSIDE** Low maintenance lawned front garden bordered by mature trees and plants, block paved driveway providing off-street parking for several vehicles, electric vehicle charging point and double garage. To the rear of the property is a generous lawned garden with sandstone patio seating area, flower beds, garden shed and pond all enjoying an open aspect to the rear. Gates provide access to both sides of the property.



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VIEW FROM BEDROOM 2



VIEW FROM BEDROOM 4

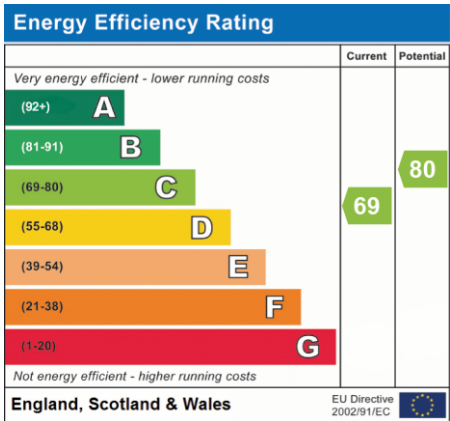


EXTERNAL

**TENURE** We are informed the tenure is Freehold

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

**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 92.00 Sq meters (990.00 Sq feet).



First Floor  
Approx 118.00 Sq meters (1270.00 Sq feet).