

Cumbrian Properties

Lynwood, Broomfallen Road, Scotby



Price Region £540,000

EPC-E

Detached family home | Sought after village location
3 reception rooms | 5 double bedrooms | 2 bathrooms
Gardens, drive & garage | Beautiful views to the rear

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ LYNWOOD, BROOMFALLEN ROAD, SCOTBY, CARLISLE

An immaculately presented, superior, five bedroom, three reception room, two bathroom, detached property offered for sale in turn-key condition with a great combination of gardens, views and an abundance of space. The accommodation briefly comprises entrance hall, cloakroom, three reception rooms, open plan 27'8 dining kitchen and utility room. To the first floor there are five double bedrooms, master en-suite shower room, family bathroom and separate WC. Spacious lawned gardens incorporating Indian sandstone patio and paths, gravelled driveway providing parking for several vehicles and garage.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL (14' x 11'8) Two radiators, wood effect laminate flooring and staircase to the first floor. Doors to cloakroom, reception rooms and open plan dining kitchen.



ENTRANCE HALL

CLOAKROOM (8' x 5'4) Two piece suite comprising wash hand basin and WC. Tiled splashbacks, wood effect laminate flooring, heated towel rail and UPVC double glazed frosted window to the side.



CLOAKROOM

3/ LYNWOOD, BROOMFALLEN ROAD, SCOTBY, CARLISLE

RECEPTION ROOM 1 (13'8 x 12') UPVC double glazed sash window to the front and radiator.



RECEPTION ROOM 1

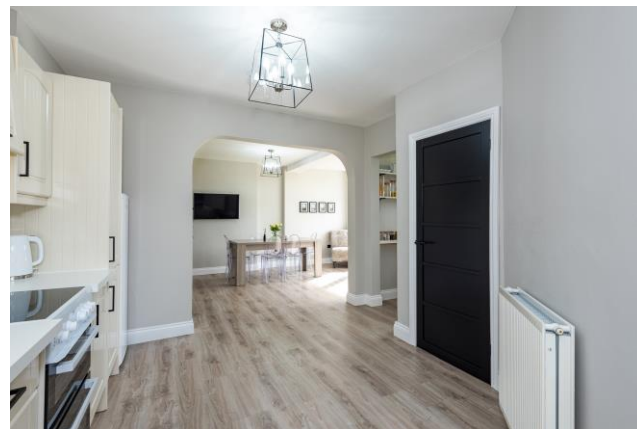
RECEPTION ROOM 2 (12' x 10') Two UPVC double glazed sash windows to the front and radiator.



RECEPTION ROOM 2

RECEPTION ROOM 3 (20' x 12') UPVC double glazed windows to the side and rear.

DINING KITCHEN (27'8 x 18') Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap and tiled splashbacks, freestanding cooker with extractor hood above, space for fridge freezer, wood effect laminate flooring, two radiators, UPVC double glazed windows to the front, side and rear, UPVC door to the garden and door to utility room.



4/ LYNWOOD, BROOMFALLEN ROAD, SCOTBY, CARLISLE

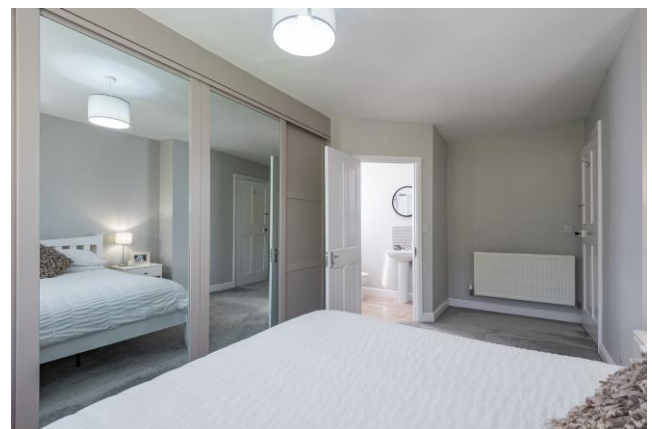


DINING KITCHEN

UTILITY ROOM (8'5 x 3'4) Wood effect laminate flooring, plumbing for washing machine and space for tumble dryer.

FIRST FLOOR LANDING Doors to bedrooms, family bathroom and separate WC. Radiator, storage cupboard housing the Worcester boiler and access to the boarded loft with light and power.

BEDROOM 1 (17'4 x 9'5) UPVC double glazed sash windows to the front, built-in wardrobes with mirror fronted sliding doors, radiator and door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (5'7 x 5'5) Three piece suite comprising walk-in shower, wash hand basin and WC. Wood effect vinyl flooring, UPVC double glazed window to the side, heated towel rail and tiled splashbacks.



EN-SUITE SHOWER ROOM

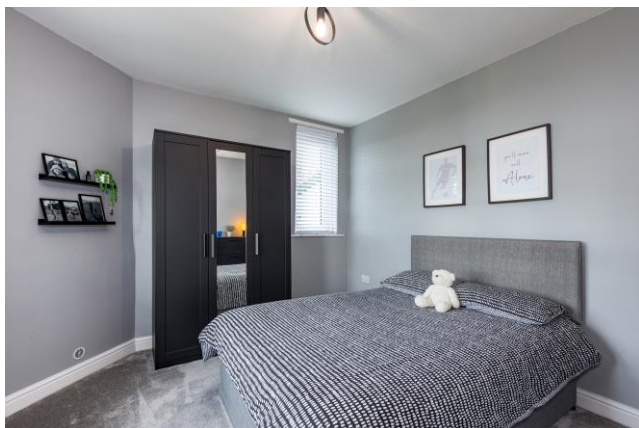
5/ LYNWOOD, BROOMFALLEN ROAD, SCOTBY, CARLISLE

BEDROOM 2 (17'7 x 10'6) UPVC double glazed windows to the side and rear, picture rail, radiator, built-in wardrobe and storage cupboard.



BEDROOM 2

BEDROOM 3 (12' x 10'3) Radiator and UPVC double glazed window to the side and rear.



BEDROOM 3

BEDROOM 4 (11'8 x 8') Radiator and UPVC double glazed sash windows to the front.



BEDROOM 4

6/ LYNWOOD, BROOMFALLEN ROAD, SCOTBY, CARLISLE

BEDROOM 5 (12' x 9'5) Radiator and UPVC double glazed sash windows to the front.



BEDROOM 5

FAMILY BATHROOM (8'8 x 5'5) Two piece suite comprising wash hand basin and shower above panelled bath with aqua panelled splashbacks. UPVC double glazed frosted window to the side, heated towel rail and wood effect vinyl flooring.



FAMILY BATHROOM

SEPARATE WC (5' x 3'7) WC, wood effect vinyl flooring, radiator and UPVC double glazed frosted window to the side.



SEPARATE WC

7/ LYNWOOD, BROOMFALLEN ROAD, SCOTBY, CARLISLE

OUTSIDE Gravelled driveway to the front of the property providing parking for several vehicles with lawned area, floral borders, trees and an Indian sandstone pathway with steps to the front door. To the rear of the property is an Indian sandstone patio with steps leading down onto a lawned garden enjoying open views over the fields.

GARAGE (18'5 x 10'5) Up and over door, windows to the side and rear.



FRONT GARDEN



FRONT GARDEN



GARAGE



REAR GARDEN



8/ LYNWOOD, BROOMFALLEN ROAD, SCOTBY, CARLISLE



REAR OF THE PROPERTY



VIEW

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band F.

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.

