

Cumbrian Properties

Snowdale, Scaleby



Price Region £680,000

EPC-C

Exceptional detached property | Set in approx. 1 acre
3 reception rooms | 5 double bedrooms | 3 bathrooms
Countryside views | Parking & garages with planning approval

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2/ SNOWDALE, SCALEBY, CARLISLE

This exceptional, five double bedroom, three reception room, three bathroom family home is set in a tranquil, rural location with stunning countryside views just outside of Carlisle. The property occupies a plot of approx. one acre and provides generous secure gardens, off-street parking for several vehicles and garages with planning approved for conversion to a one bedroom annexe. The accommodation is neutrally decorated with high-spec fittings throughout including the floor coverings and oak internal doors. The spacious reception hall, which is big enough to lend itself to a study area, leads to the lounge with cosy log burning stove, opening to the sun room with stunning views over the countryside and a single French door to the garden. There is a second sitting room with an additional log burning stove and French doors. The bespoke kitchen features quality units, carefully planned to maximise storage space, and featuring a newly installed Range style cooker, integrated appliances and Quooker hot tap. There is also a spacious dining room, cloakroom with stunning crystalised sink unit and a handy boot room. To the first floor there are five double bedrooms with en-suite facilities to two and four with Sharps fitted wardrobes, and a three piece fully tiled family bathroom with freestanding roll top bath. The property has underfloor heating to the majority of the ground floor and cast iron radiators providing biomass central heating to the first floor. With the added benefit of 15 solar panels and a biomass boiler providing economic, sustainable and environmentally friendly energy. Snowdale provides an ideal family home with flexible accommodation for multi-generational living particularly with planning approved for the one bedroom annexe.

Scaleby is a quiet rural village to the north-east of Carlisle just 15 minutes to Carlisle city centre and the market town of Brampton with good transport links to the A69 and junction 44 of the M6 motorway.

The accommodation with approximate measurements briefly comprises:

Composite front door into the spacious reception hall.

RECEPTION HALL (18'8 x 10' max) Glazed oak double doors to the lounge and dining room, doors to the boot room and cloakroom, composite door to the rear, stone flooring with underfloor heating and two double glazed windows to the front.



RECEPTION HALL



STAIRCASE

3/ SNOWDALE, SCALEBY, CARLISLE

LOUNGE (32'6 max x 26'3 max) Steps down into the lounge with a brick fireplace housing a multi fuel stove, wooden ceiling beams, stone flooring with underfloor heating, double glazed windows to the front and side with stunning views over the countryside and opening to the **SUNROOM** with single French door to the composite decking balcony.



LOUNGE



LOUNGE/SUNROOM

CLOAKROOM (8' x 5'4) Two piece suite comprising WC and wash stand with crystalised sink. Tiled splashbacks and stone flooring with underfloor heating.

BOOT ROOM Fitted storage and seating, and stone flooring with underfloor heating providing a superb drying area.

DINING ROOM (23'6 x 7'9) Oak flooring, cast iron radiator, ceiling spotlights, double glazed window to the rear, feature exposed stone wall and glazed door to the rear hall.

4/ SNOWDALE, SCALEBY, CARLISLE



CLOAKROOM



DINING ROOM

REAR HALL Staircase to the first floor, doors to sitting room and kitchen, oak flooring, cast iron column radiator, double glazed window and door to the side.

SITTING ROOM (23' x 10'9) Cosy multi fuel stove on a slate hearth, two double glazed windows, double glazed French doors to the front, two cast iron radiators, oak flooring and coving to the ceiling.



SITTING ROOM

KITCHEN (13'4 x 13'3) Bespoke fitted kitchen incorporating a newly installed Range style gas cooker with seven burner gas hob and extractor hood above, integrated dishwasher, undermounted Belfast sink with Quooker hot tap, tiled splashbacks, undercounter lighting, ceiling spotlights, tiled flooring with underfloor heating, double glazed window and opening to a further kitchen area.



5/ SNOWDALE, SCALEBY, CARLISLE

KITCHEN/UTILITY AREA (16'7 x 8'6) Additional bespoke units including a built-in pantry, integrated washing machine and tumble dryer, space for American style fridge freezer, undermounted Belfast sink, ceiling spotlights, tiled flooring with underfloor heating, double glazed window to the side and door to the rear garden.



KITCHEN/UTILITY AREA

FIRST FLOOR LANDING Doors to bedrooms and family bathroom. Loft access.

MASTER BEDROOM (16' x 11'8) Double glazed window to the front with stunning views over the countryside, double glazed Velux window, cast iron radiator, Sharps fitted wardrobes and walk-in wardrobe with Sharps fitted wardrobes, automatic lighting and Velux window. Door to the en-suite bathroom.



MASTER BEDROOM

EN-SUITE BATHROOM Three piece suite comprising freestanding roll top bath, WC and vanity unit wash hand basin with crystalised sink. Fully tiled walls, column radiator, double glazed Velux window and mosaic tile effect flooring.



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BEDROOM 2 (13'9 x 10'6) Sharps fitted wardrobes, double glazed windows to the front and side, cast iron radiator, loft access and door to the en-suite shower room.



EN-SUITE SHOWER ROOM (10'6 x 8') Three piece suite comprising walk-in shower cubicle with waterfall showerhead, vanity unit wash hand basin and WC. Cast iron radiator with heated towel rail, tiled splashbacks, ceiling spotlights, double glazed Velux window, built-in storage housing the water cylinder and tile effect flooring.



EN-SUITE SHOWER ROOM

BEDROOM 3 (13'8 x 10'7) Wall of Sharps fitted bedroom furniture, double glazed window to the side and cast iron radiator.

FAMILY BATHROOM (8' x 7'6) Three piece suite comprising freestanding roll top bath with claw feet and shower attachment, wash hand basin and WC. Fully tiled walls, ceiling spotlights, roof light, tiled flooring and cast iron radiator with towel rail.



BEDROOM 3



FAMILY BATHROOM

7/ SNOWDALE, SCALEBY, CARLISLE

BEDROOM 4 (11'9 max x 8' max) Built-in Sharps wardrobes, radiator and double glazed window to the side with views over the countryside.



BEDROOM 5 (11'5 x 9') Built-in overstairs storage, double glazed window to the side, cast iron radiator and loft access.



BEDROOM 5

OUTSIDE To the front of the property is a large forecourt providing off-street parking for several vehicles along with three garages – one housing the Biomass boiler and two for storage which do have planning approved to be converted into a one bedroom annexe. There is also an external water supply and gate providing access to a lawned garden with stunning views over the countryside, mature trees, composite decked seating area with glass balcony, log storage and garden shed. To the rear of the property is a gravelled garden housing the bottled gas point, access to the lawned garden, external sockets, garden shed and access to the treatment plant.



EXTERNAL



GARDENS

8/ SNOWDALE, SCALEBY, CARLISLE



GARDENS



GARAGES & PARKING



VIEW

TENURE We are informed the tenure is Freehold.

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

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