

Cumbrian Properties

15 Scotby Grange, Scotby



Price Region £415,000

EPC-D

Detached family home | Countryside views
3 reception rooms | 5 bedrooms | 3 bathrooms
Sought after village location | No onward chain

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2/ WILLOW HOUSE, 15 SCOTBY GRANGE, SCOTBY

Willow House is an impressive family home located in a gated, private development in the highly sought after village of Scotby. This spacious residence offers a wealth of potential for the new owner to personalize and make it their own. The property welcomes you with an entrance porch leading into a grand entrance hall. The ground floor boasts a variety of living spaces, including a generous lounge with French doors opening onto the rear garden, a formal dining room perfect for entertaining, and a study ideal for a home office. The large dining kitchen is equipped with modern integrated appliances, ensuring both style and functionality. Additionally, there is a utility room, a cloakroom, and ample storage throughout the ground floor, catering to all family needs. Upstairs, the first floor accommodates five well-proportioned bedrooms. Two of the bedrooms feature en-suite shower rooms, offering added privacy and convenience. A spacious family bathroom serves the remaining bedrooms. The exterior of Willow House is equally impressive, with wrap-around lawned gardens providing a serene outdoor space for relaxation and recreation. A substantial block-paved driveway leads to a double garage with an electric roller door, offering secure parking and additional storage options. Residents of this exclusive development also benefit from access to communal garden areas and a tennis court, enhancing the community lifestyle. The property is conveniently situated near Scotby Primary School, the local church, and a village shop/Post Office. For further amenities, supermarkets are easily accessible, as is Junction 43 of the M6 motorway, making commuting straightforward. Willow House presents an exceptional opportunity for a family seeking a spacious, versatile home in a desirable village setting, with the added advantage of community features and excellent local amenities.

The accommodation with approximate measurements briefly comprises:

Oak front door into the vestibule.

VESTIBULE Tiled flooring, radiator and UPVC double glazed window to the side.

ENTRANCE HALL Oak flooring, staircase to the first floor, radiator, shelved understairs storage cupboard and doors to rooms.



ENTRANCE HALL

CLOAKROOM Two piece suite comprising WC and wash hand basin with tiled splash back. Tiled flooring, part tiled walls, radiator and UPVC double glazed frosted window to the side.

LOUNGE (20' x 13'6) UPVC double glazed window to the front, UPVC French doors to the rear, fireplace with mantelpiece, coving to the ceiling, two radiators and oak flooring.

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LOUNGE

DINING ROOM (14'7 x 11') Oak flooring, two radiators, coving to the ceiling, UPVC double glazed French doors and UPVC double glazed windows to the rear.



DINING ROOM

STUDY (11' x 7'4) Wood effect laminate flooring, radiator and UPVC double glazed window to the rear.



STUDY

DINING KITCHEN (25'6 x 14'8) Fitted kitchen comprising eye-level oven and grill, integrated fridge freezer and dishwasher, one and a half bowl sink with mixer tap, five burner gas hob with tiled splashback and extractor above. Tiled flooring, radiator, oak door with frosted glass to the rear garden, UPVC double glazed windows to the rear, UPVC double glazed window to the side and access to utility room.

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DINING KITCHEN



UTILITY ROOM

UTILITY ROOM (10' x 6'8) Tiled flooring, radiator, fitted worktop and cupboards, sink unit with mixer tap and door to garage.

FIRST FLOOR

LANDING UPVC double glazed window to the side, radiator, coving to the ceiling, built-in shelved storage cupboard and built-storage shelved cupboard housing the hot water tank.

BEDROOM 1 (17' x 14') UPVC double glazed windows to the rear, radiator, coving to the ceiling, built-in wardrobes and door to en-suite shower room.



BEDROOM 1

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EN-SUITE SHOWER ROOM (7' x 5') Fully tiled three piece suite comprising walk-in shower, WC with concealed cistern and wash hand basin with tiled splashback. UPVC double glazed frosted window to the side, heated towel rail and panelled ceiling.



EN-SUITE SHOWER ROOM 1

BEDROOM 2 (14'8 x 14'6) UPVC double glazed window to the front, radiator, Velux window to the rear, built-in shelved storage cupboard and door to en-suite shower room.
EN-SUITE SHOWER ROOM 2 (8'5 x 5') Three piece suite comprising walk-in shower, WC with concealed cistern and wash hand basin with tiled splashback. Radiator and UPVC double glazed frosted Velux window to the rear.



BEDROOM 2



EN-SUITE SHOWER ROOM 2

BEDROOM3 (14'9 x 11') UPVC double glazed windows to side and rear, radiator and loft access.

BEDROOM 4 (13'6 x 12'9) UPVC double glazed window to the rear and radiator.



BEDROOM 3



BEDROOM 4

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BEDROOM 5 (12' x 9'8) UPVC double glazed window to the front, radiator and built-in shelved storage cupboard.

FAMILY BATHROOM (10'9 x 6'8) Fully tiled three piece suite comprising WC, wash hand basin and electric shower over panelled bath. UPVC double glazed frosted window to the side.



BEDROOM 5



FAMILY BATHROOM

OUTSIDE Block paved driveway to the front and wrap-around gardens incorporating lawns, floral borders, trees and shrubs, and sandstone patio area with views across fields.

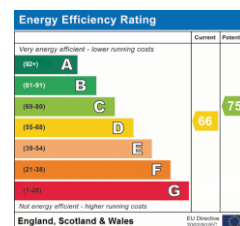
DOUBLE GARAGE (17' x 16'7) Electric roller door, power, water and boiler.



REAR OF THE PROPERTY

TENURE We are informed the tenure is Leasehold.
Service charge - £75 pcm.

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



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