

Cumbrian Properties

2 Etterby Scaur, Stanwix, Carlisle



Price Region £550,000

EPC-

Extended mid-terraced property | North of the river Eden
2 reception rooms | 5 bedrooms | 3 bathrooms
Grade II listed | Driveway and gardens

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Situated in a highly sought-after location north of the River Eden, this beautifully extended five-bedroom mid-terraced home seamlessly blends timeless character with modern living. Retaining many original features that speak to its period charm, the property has been thoughtfully updated to offer spacious and functional family accommodation across three floors. On entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The lounge and separate dining room both boast characterful details, creating warm and inviting spaces perfect for entertaining or relaxing. At the heart of the home is a stunning 34' contemporary fitted kitchen, complete with integrated appliances and ample workspace. The kitchen flows effortlessly into an open plan dining lounge area, flooded with natural light from Velux windows and French doors that open out to the rear garden, offering an ideal setting for indoor-outdoor living. A convenient utility room with a cloakroom adds to the practical layout. The first floor offers four well-proportioned bedrooms, including three generous doubles. Bedroom four benefits from its own en-suite, while a modern family bathroom serves the remaining rooms. To the second floor, you'll find a spacious double bedroom illuminated by Velux windows to both the front and rear, along with a stylish en-suite shower room—perfect as a private guest suite or master retreat. Externally, the property features a gated, block paved driveway with attractive floral and shilled stone borders, and off-street parking. The mature rear garden has a sandstone patio area, raised floral borders, lawn, and a charming timber sun house accompanied by an attached shed for additional storage. This is a substantial and beautifully presented family home in a desirable location, offering character, space, and contemporary comforts in equal measure.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL (30'6 x 7'4) Coving to ceiling, radiator, engineered oak flooring, two radiators and open staircase with cast iron spindles. Doors to the lounge and living dining/kitchen.



ENTRANCE HALL

LOUNGE (15'7 x 13'9) Timber framed sash window to the front with original wooden shutters, gas fire, radiator, coving and ceiling rose.



LOUNGE

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DINING ROOM (14'2 x 11'3) Timber framed sash window to the rear with original wooden shutters, gas fire with mantelpiece, radiator and coving to ceiling.



DINING ROOM

LIVING DINING/KITCHEN (34'6 x 14')

KITCHEN AREA – Quality fitted kitchen with integrated appliances, fridge/freezer, dishwasher, a 1.5 bowl sink unit with drainer and mixer tap, tiled splashbacks, centre island, free standing oven with five burner hob and overhead extractor. Houses the Worcester gas boiler, picture rail, tiled flooring with underfloor heating, timber framed sash window to the side and double glazed timber door leading to the rear yard.

LIVING DINING AREA – Velux windows to either side, tiled flooring with underfloor heating, timber framed sash window to the side, exposed wooden beams and double glazed timber doors leading to the rear garden.



LIVING DINING/KITCHEN

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UTILITY/CLOAKROOM Sink unit with mixer tap, tiled splashback, plumbing for washing machine, tiled floor with underfloor heating. The utility gives access to the side passage (28' x 3').

FIRST FLOOR LANDING Radiator, coving to ceiling, understairs storage cupboard and doors to four bedrooms and family bathroom. Stairs to the second floor bedroom 5.



LANDING

BEDROOM 1 (16' x 12'3) Timber framed sash window to the front, original fireplace, radiator and coving to ceiling.



BEDROOM 1

BEDROOM 2 (14'5 x 11'4) Timber framed sash window to the rear, original fireplace, radiator, coving to ceiling and fitted storage cupboard.



BEDROOM 2

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BEDROOM 3 (10'9 x 10') Timber framed sash window to the front, coving to ceiling and radiator.



BEDROOM 3

BEDROOM 4 (13' x 7'7) Timber framed sash window to the side, radiator, tile effect vinyl flooring and door to the en-suite shower room.

EN-SUITE SHOWER ROOM (6'8 x 3'5) Three piece suite comprising WC, wash hand basin and electric shower in walk-in unit. Wood effect vinyl flooring and panelled ceiling.



BEDROOM 4



EN-SUITE SHOWER ROOM

FAMILY BATHROOM (13' x 5'7) Three piece suite comprising of WC with concealed cistern, wash hand basin and free standing roll top bath. Heated towel rail, heated towel rail, wood effect laminate flooring, timber framed frosted sash window to the rear and fitted shelved storage cupboard housing the hot water tank.



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SECOND FLOOR

BEDROOM 5 (24' x 22'3) Velux windows to the front and rear elevations, radiator and door to en-suite shower room.



BEDROOM 5

EN-SUITE SHOWER ROOM (9' x 4') WC, wash hand basin, tiled splashback, walk-in electric shower, heated towel rail, velux window to the rear and wood effect vinyl flooring.



EN-SUITE TO BEDROOM 5

OUTSIDE Gated block paved driveway to the front of the property with floral borders. Enclosed rear garden with water tap, block paved sandstone patio area, raised floral borders with bushes, trees and shrubs. Lawned area and timber outbuilding incorporating shed and sun house set on sandstone flags. Both the shed and sun house have power supply.



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TENURE We are informed the tenure is Freehold.

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

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EPC TO FOLLOW

