

Hayward Tod

4 bed, 3 bath Eco Passive House | 1 Limebeck Close | Scotby | Carlisle | CA4 8AY

Guide £675,000







An outstanding A rated detached contemporary dwelling built to a high eco-friendly passive specification beautifully situated within a select close of just two other eco homes. Excellent village location - walk to primary school, shop and public house. Convenient for Carlisle, M6 and Lake District.

ACCOMMODATION SUMMARY

Hall and stairs | Open plan living room into dining area and fitted kitchen | Utility room | Double bedroom four/study with ensuite Jack n Jill shower room | First floor gallery landing | Generous main bedroom suite with fitted dressing area and ensuite shower room | Double bedrooms three and four | Large family bathroom | Attractive south facing private landscaped gardens | Detached garage | EV charging point | Parking | Electric central heating, under floor to ground floor | Air recirculation system | Air source heat pump | Solar photovoltaic roof panels | EPC - A | Council Tax Band - E | Freehold | Communal service charges approximately £1,300 per annum

APPROXIMATE MILEAGES

Village shop/PO 0.4 (8 minute walk) | Scotby CoE Primary School 0.4 | M6 J43 0.8 | Central Carlisle West Coast Mainline Station 3.1 | Brampton 7.4 | Hadrian's Wall UNESCO Site - Birdoswald Fort 15 | Solway Coast AONB - Bowness on Solway 16 | Lake District National Park - Caldbeck 16.2, Pooley Bridge Ullswater 24.4 | Newcastle International Airport 53.7

WHY SCOTBY?

Scotby is a desirable village with great amenities including a shop, post office and public house that overlook Scotby green. There is a good CoE primary school, church and village hall and a strong community with the opportunity to participate in a variety of activities throughout the year. The convenient location means easy access to the main road

network cutting travelling time and in particular the A69 and M6 at Junction 43 are just minutes away. Those wishing to socialise or in need of retail therapy will not be disappointed. The wide range of amenities and services available in Central Carlisle are a little over three miles away. The station has direct services to London in around 3 hours 20 minutes and to Glasgow and Edinburgh in around 1 hour 20 minutes. Other direct services include the Lake District, Manchester and airport, Newcastle, Penrith and Birmingham. The region's areas of natural and historic interest, including the beautiful Eden Valley, Hadrian's Wall, Solway Coast and the Lake District are readily accessible. The Scottish borders are on the doorstep and the North Pennines AONB is a pleasant scenic drive away.

DESCRIPTION

This outstanding A rated energy efficient contemporary home is perfectly located within a small select private close of only just a few minutes walk from the village centre. The property has an impressive specification built to a high standard with quality throughout. The accommodation is in excellent order being bright, spacious and beautifully presented. The wonderful open plan living space is a delight enjoying a sunny private aspect to the south and west to the garden. This leads to the dining area and a sleek fitted kitchen. The property benefits from aa ground floor bedroom with ensuite Jack and Jill shower room. The utility room completes the ground floor. Upstairs is a light filled gallery landing. The master bedroom occupies the eastern wing and has a dual aspect over fields and the village. Included is a dressing room and ensuite shower room. There are two further double bedrooms and a large stylish family bathroom. Outside the southwest facing landscaped garden is a wonderful place to enjoy. Parking is provided for several cars, and the detached garage has an electric door.







Ground Floor

Approx. 123.9 sq. metres (1333.8 sq. feet)



First Floor

Approx. 85.0 sq. metres (915.2 sq. feet)



Total area: approx. 208.9 sq. metres (2249.0 sq. feet)

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.