



**Hayward
Tod**

5 bed Victorian Attached Villa | 1 Oak Bank | Scotby | Carlisle | CA4 8BE
Guide Price £750,000





A fine 5 bed Victorian villa, beautifully positioned adjacent to countryside yet just a few minutes walk from a good village primary school, pub, shop and post office. Wonderful elegant interior. Fabulous top-floor suite, creating a superb private retreat complete with a roof terrace enjoying stunning open views.

ACCOMMODATION SUMMARY

Porch | Vestibule | Hall and staircase | Cloakroom | Spacious sitting room | Conservatory | Breakfast kitchen | Cellars with external access | Double bedroom with ensuite wet room or reinstate as a reception room | First floor | Spacious landing | Front double bedroom one | Front double bedroom two | Rear double bedroom three | Rear double bedroom four | Bathroom | Second floor | Fabulous suite comprising living room with bifold doors to roof terrace, double bedroom and ensuite shower room | Pleasant gardens, private at the rear | Sweeping driveway | Generous parking area | Double garage | Carport | Shed | All mains services | Gas central heating | Council tax band - F | EPC rating - pending | Freehold

APPROXIMATE MILEAGES

Village shop/PO and pub 0.3 (6 minute walk) | Scotby C of E Primary School 0.3 | M6 J43 0.9 | Central Carlisle West Coast Mainline Station 3.2 | Brampton 7.5 | Hadrian's Wall UNESCO Site - Birdoswald Fort 15.1 | Solway Coast AONB - Bowness on Solway 16.1 | Lake District National Park - Caldbeck 16.2, Pooley Bridge Ullswater 24.5 | Newcastle International Airport 53.8

WHY SCOTBY?

Scotby is a most desirable village with great amenities including a shop, post office and public house that overlook Scotby green. There is a good C of E 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 door step and the North Pennines AONB is a pleasant scenic drive away. Importantly Newcastle International Airport is just a little over an hour by car.

DESCRIPTION

1 Oak Bank is an impressive 19th-century Victorian villa, ready to begin its next chapter. Nestled in a desirable tucked-away village setting, this distinguished home combines period charm with exceptional versatility. The beautifully presented accommodation is arranged across three floors, offering generous and flexible living space ideally suited to modern family life, including excellent potential for multi-generational living. The approach is via a residential lane with no passing traffic serving only local residents. Initial access is shared then onto a private sweeping drive to a large area providing ample parking. The attractive rendered exterior features twin bay windows to ground and first floors. Once inside the property continues to impress. A beautiful reception hall, showcasing period detailing and parquet flooring, provides a fitting introduction to the home and is complemented by a handsome original staircase with ornate wrought-iron balustrades. The living areas present well and have good



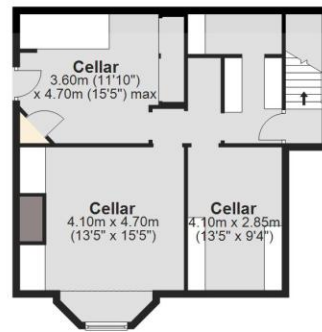
circulation space ideal for entertaining. The spacious double-length reception room is ideal for both relaxation and formal dining, with direct access to the conservatory and onward to the well-appointed breakfast kitchen. A substantial second reception room has been adapted to create a comfortable bedroom suite, complete with an en suite wet room.

The first floor showcases a traditional four-square arrangement, centred around an attractive landing and comprising four double bedrooms and a family bathroom. Rising again to the top floor you will find a superb suite converted to provide a quiet premium space offering a living room, double bedroom and ensuite shower room. The standout feature are the bifold doors to the wonderful south facing roof terrace. The views from here are outstanding and reinforce the desirability of this substantial village property.





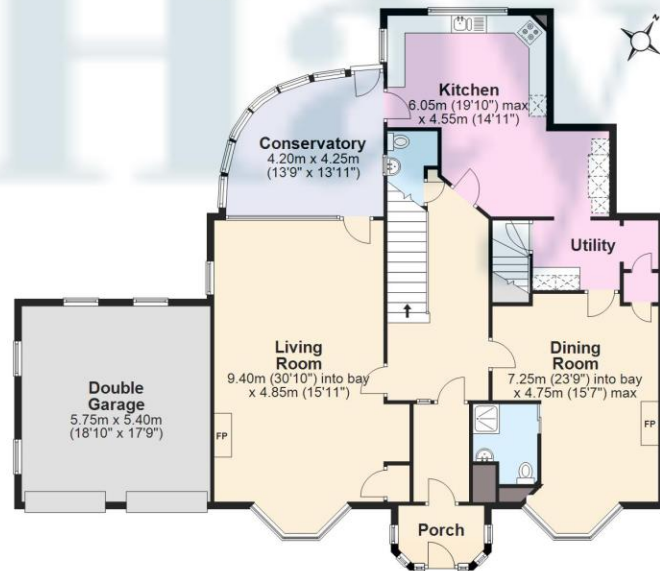
Basement
Approx. 66.1 sq. metres (711.5 sq. feet)



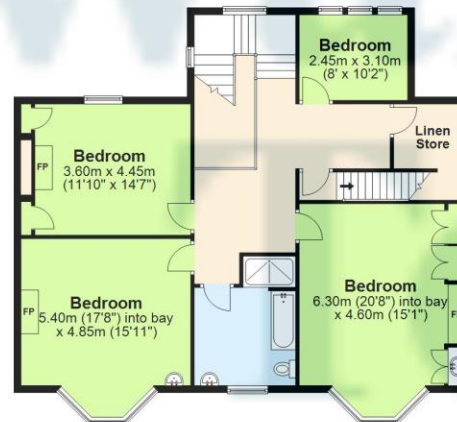
Outbuilding
Approx. 58.4 sq. metres (628.6 sq. feet)



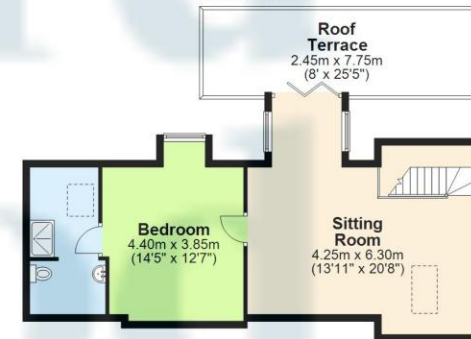
Ground Floor
Approx. 188.1 sq. metres (2025.1 sq. feet)



First Floor
Approx. 118.5 sq. metres (1275.3 sq. feet)



Second Floor
Approx. 62.4 sq. metres (671.7 sq. feet)
(excluding Roof Terrace)



Total area: approx. 493.5 sq. metres (5312.2 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.