



Lambley Bank | Scotby | Carlisle | CA4 8BX

Guide Price £1,175,000



**david britton**  
ESTATES



## Key features

- Substantial 5 bedroom detached residence
- Almost 5000 sq ft of living accommodation
- Built in 2019 by current owners
- Luxurious Fixtures and Fittings throughout
- 5 double bedrooms
- 5 stylish bathrooms
- Includes one bedroom annexe with independent access
- Triple garage
- Large plot of around 3/4 acre
- Sweeping driveway and ample parking for a large number of vehicles

## Description

This magnificent 5 bedroom residence sits in a highly desirable Lambley Bank area of Scotby, close to Carlisle. Offering almost 5000 sqft of living accommodation, this substantial Georgian style home includes a spacious one bedroom annexe with independent access. Built by the current owners in 2019, it sits in around ¾ acre plot and has been completed to an extremely high standard with luxurious and high specification kitchens and bathrooms throughout.

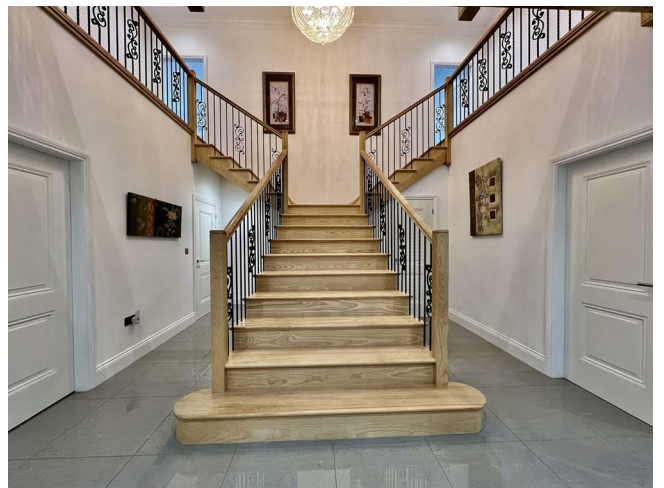
From the moment you walk into Eden House, the first impressions are superb with an impressive central ash staircase and porcelain tiled floor. On the ground floor there is a spacious lounge, gym/study and a wonderful open plan living/dining kitchen to the rear, this is fitted with a bespoke kitchen with island unit and has two sets of French doors to the rear garden. The ground floor is completed by a utility room and cloakroom. On the first floor, a galleried landing leads to 4 bedrooms; two with ensuite bathrooms and dressing rooms and a stylish family bathroom. Adjoining the main house and accessed either internally or externally is a one bedroom annexe which is ideal for those looking for multi-generational living, to generate an income or simply as an extension of the main home. This includes a large master bedroom suite with ensuite shower room and dressing room, spacious open plan/living/dining kitchen and a shower room.

Externally, approached by a private driveway, the entire plot extends to around ¾ acre. To the front there is a lawned garden, ample parking and a detached triple garage. To the rear there is a large lawned garden with lovely terraces and seating areas, ideally positioned to enjoy the evening sunshine.

The village of Scotby sits a short distance from the city of Carlisle and offers an active village community combined with excellent transport links to A69 an M6 and a vast array of local amenities, shops, restaurants, schools close-by.

This is a unique opportunity to purchase a subs

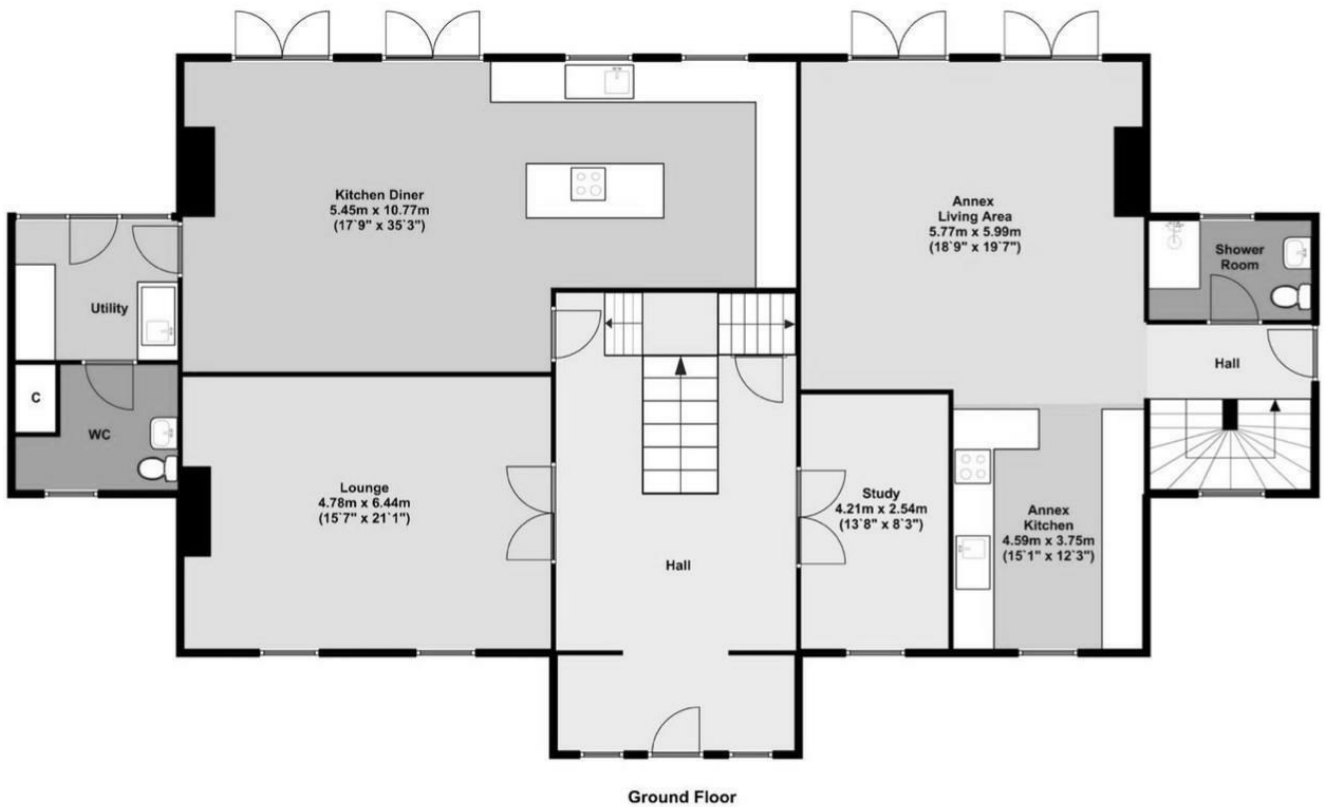
## Directions







# Floor plans



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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