



9 Etterby Scaur, Carlisle, CA3 9NX.

Guide Price £699,000

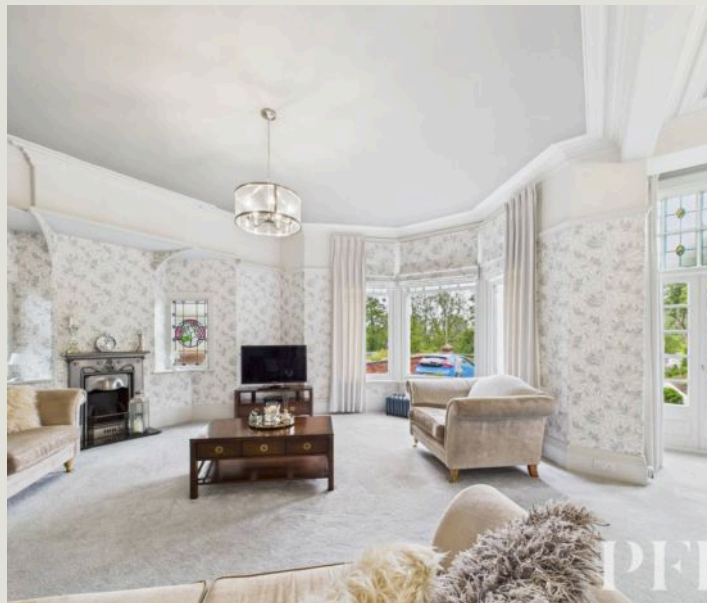
PFK

9 Etterby Scaur

Nestled within the highly sought after Etterby Scaur area of Carlisle this impressive 5 bedroom house offers a rare opportunity for discerning buyers seeking the perfect blend of period charm and modern luxury. Boasting a prime location near schools, green spaces and the city centre, this property has been meticulously refurbished to an exceptional standard, ensuring a seamless fusion of elegant heritage and contemporary finishes.

The accommodation is generously proportioned and caters perfectly to families or those in search of multigenerational living arrangements. With five well appointed bedrooms and three contemporary bath/shower rooms there is ample space and privacy, all within a stylish and comfortable setting.

This distinctive Villa style residence stands as a testament to timeless design and meticulous craftsmanship. Originally built by the esteemed John Laing the home is ideally situated within walking distance of Austin Friars School and St Monica's Junior School, making it an ideal choice for families valuing both luxury and convenience.





Upon entering, you are greeted by a welcoming reception hall which leads effortlessly into a light filled dual aspect lounge which provides an inviting space for relaxation. The heart of the home lies in the beautifully designed kitchen diner which is perfect for both day-to-day living and hosting gatherings. A second lounge from the dining kitchen overlooks the rear garden and a cloakroom completes the well thought out layout on the ground floor.

Upstairs, the five spacious bedrooms and three luxurious bath/shower rooms two of which are ensuite, ensure functionality. The master suite stands out having been tastefully reconfigured to offer a walk-in bathroom featuring a striking copper centrepiece bath.



Externally, the property impresses further with off road parking, a garage/store along with a generously sized rear garden that presents a versatile outdoor space. The rear terrace is perfect for alfresco dining and leads to the expansive two-tiered lawned garden ideal for both entertaining and relaxation, this residence offers a true sanctuary and viewing is highly recommended.

ACCOMMODATION

Reception Hallway

10' 10" x 8' 4" (3.30m x 2.53m)

Cloakroom WC

9' 0" x 3' 5" (2.75m x 1.03m)

Reception Area 1

18' 6" x 15' 1" (5.64m x 4.59m)

Reception Area 2

15' 11" x 9' 5" (4.85m x 2.88m)

Kitchen

20' 2" x 12' 0" (6.15m x 3.66m)

Dining / Family Room

25' 7" x 10' 4" (7.81m x 3.15m)

Utility Room

6' 8" x 6' 4" (2.04m x 1.93m)

FIRST FLOOR LANDING

Bedroom 1

15' 7" x 15' 0" (4.75m x 4.57m)

Private Bathroom to Bedroom 1

12' 1" x 9' 3" (3.68m x 2.81m)

Shower Room

10' 10" x 7' 8" (3.31m x 2.33m)

Bedroom 2

14' 5" x 10' 2" (4.40m x 3.09m)

En-suite to Bedroom 2

9' 7" x 5' 7" (2.93m x 1.70m)

Bedroom 3

17' 1" x 10' 0" (5.20m x 3.05m)





SECOND FLOOR LANDING

Bedroom 4

13' 9" x 10' 11" (4.18m x 3.34m)

En-suite to Bedroom 4

9' 8" x 6' 0" (2.94m x 1.84m)

Walk in Wardrobe to Bedroom 4

11' 7" x 8' 4" (3.52m x 2.54m)

Bedroom 5

13' 4" x 8' 9" (4.07m x 2.66m)

Outside

Front Garden/Parking

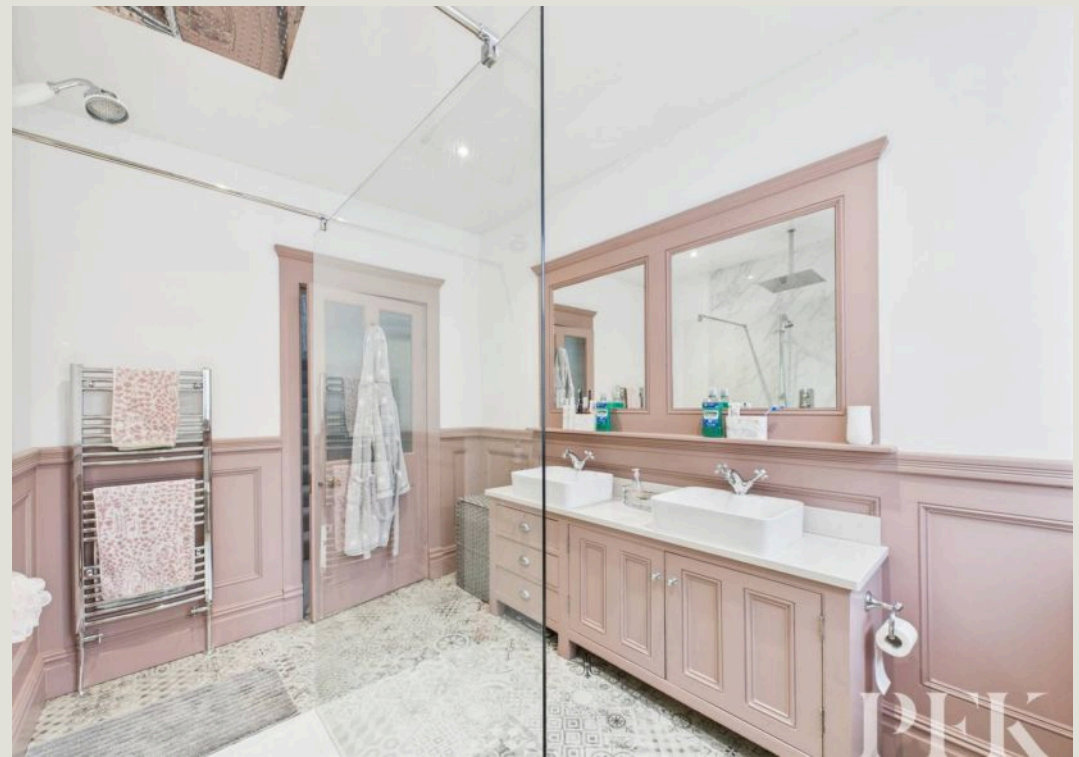
Providing off street allocated parking and stocked borders with path leading to the main entrance at the side of the property.

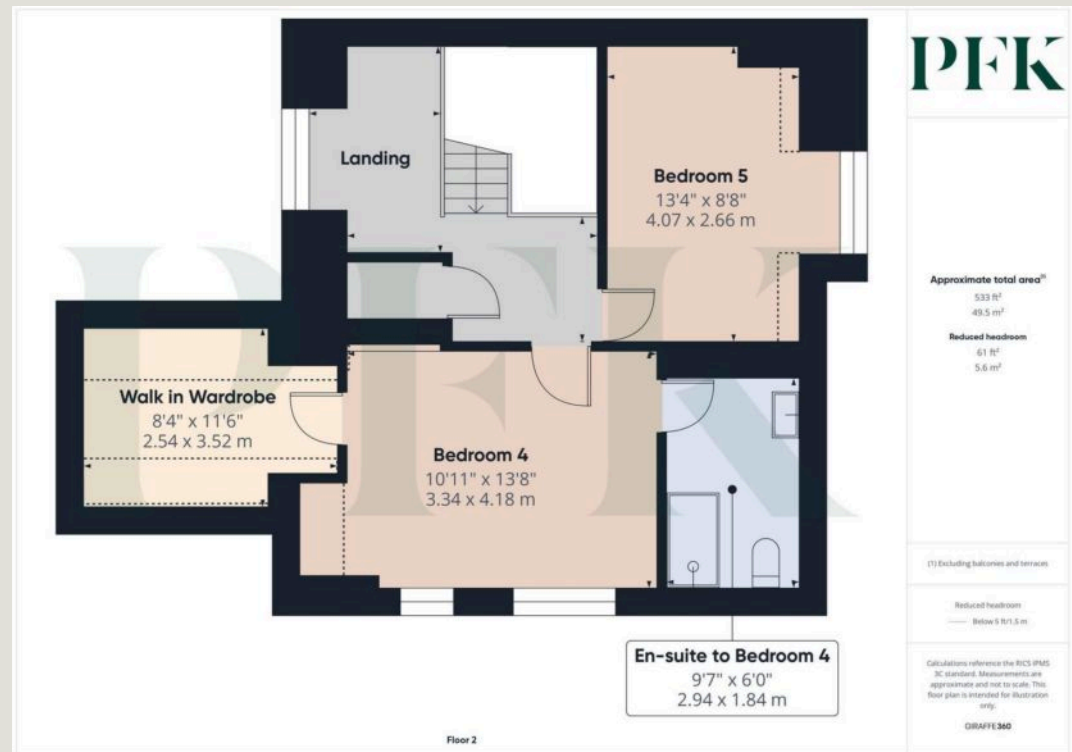
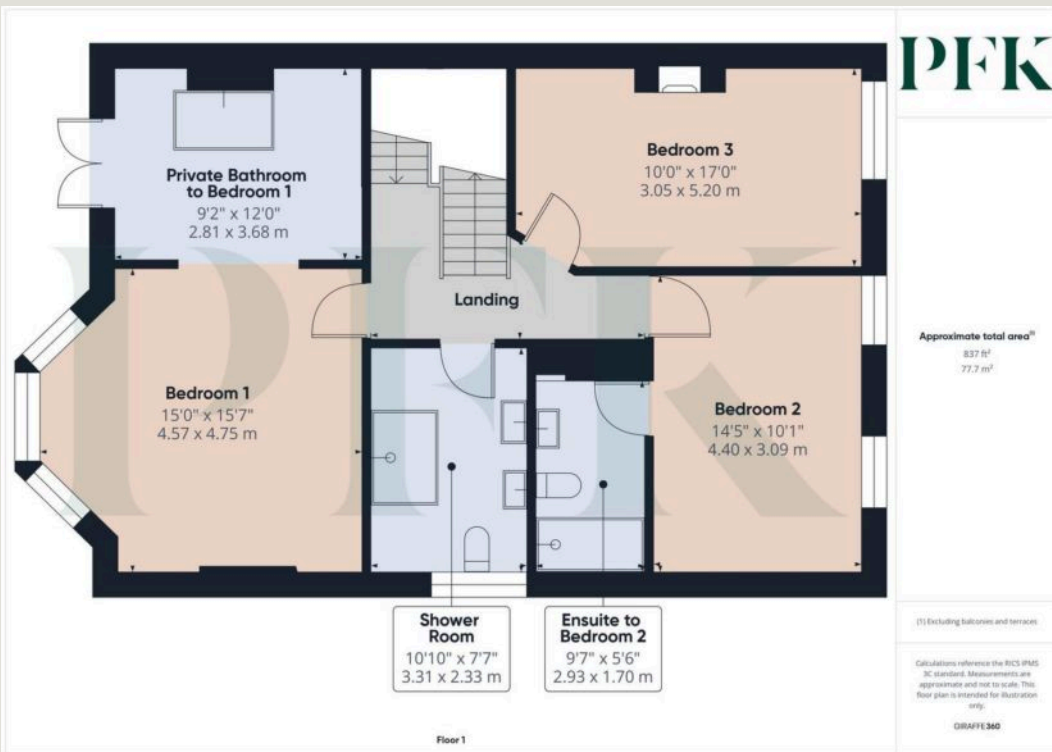
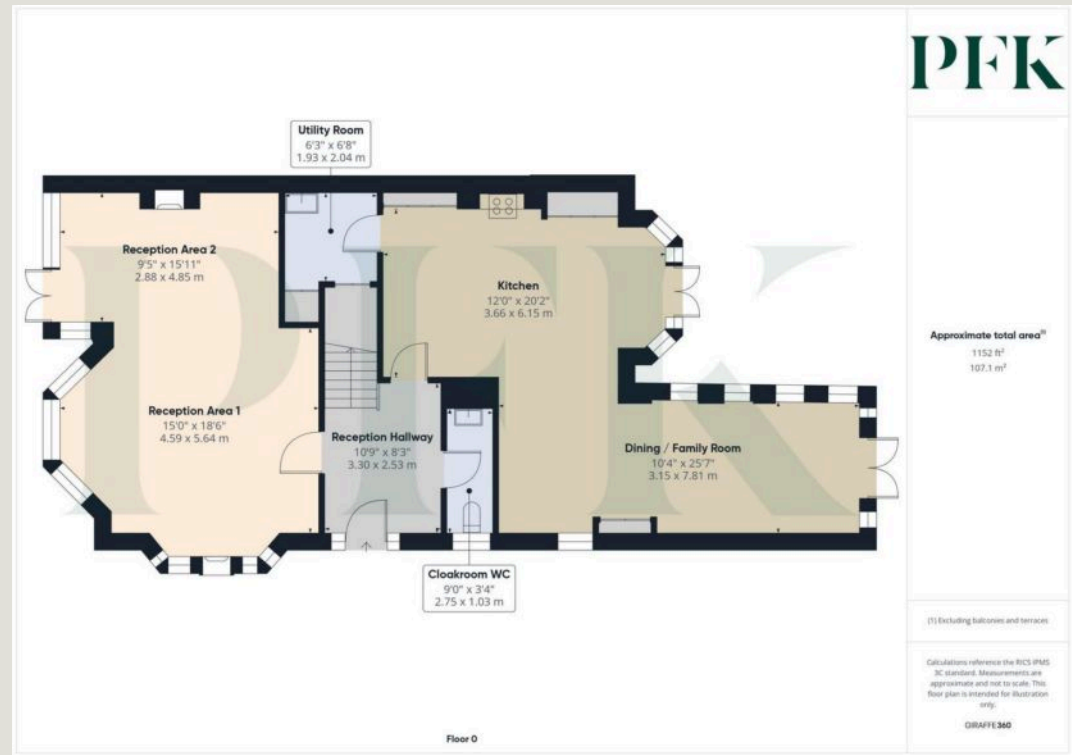
Rear Garden

Fantastic outside space with a secure side gate providing access to a beautifully designed terrace and dining area, creating the perfect setting for alfresco dining and entertaining family and friends. Beyond the terrace lies an impressive two tiered extensive lawned garden which offers ample space. There is a dedicated seating and entertainment area ideal for gatherings, barbecues or quiet evenings enjoying the peaceful surroundings. Additionally the property benefits from a garage/store providing extra storage space or potential for conversion to a workshop, home office or hobby room.

Directions: 9 Etterby Scaur can be located with the postcode CA3 9NX and identified by a PFK For Sale board. Alternatively by using What3Words: [///groom.sugar.newly](https://www.what3words.com/#!/en/groom.sugar.newly)

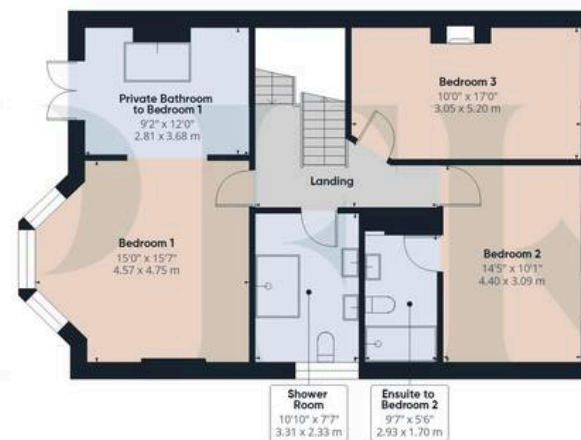








Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

2522 ft²

234,3 m²

Reduced headroom

61 ft²

5,6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>56</p>	<p>72</p>

England, Scotland & Wales

EU Directive
2002/91/EC



- Tenure: Freehold
- EPC Energy Efficiency Rating: D
- Council Tax band: E

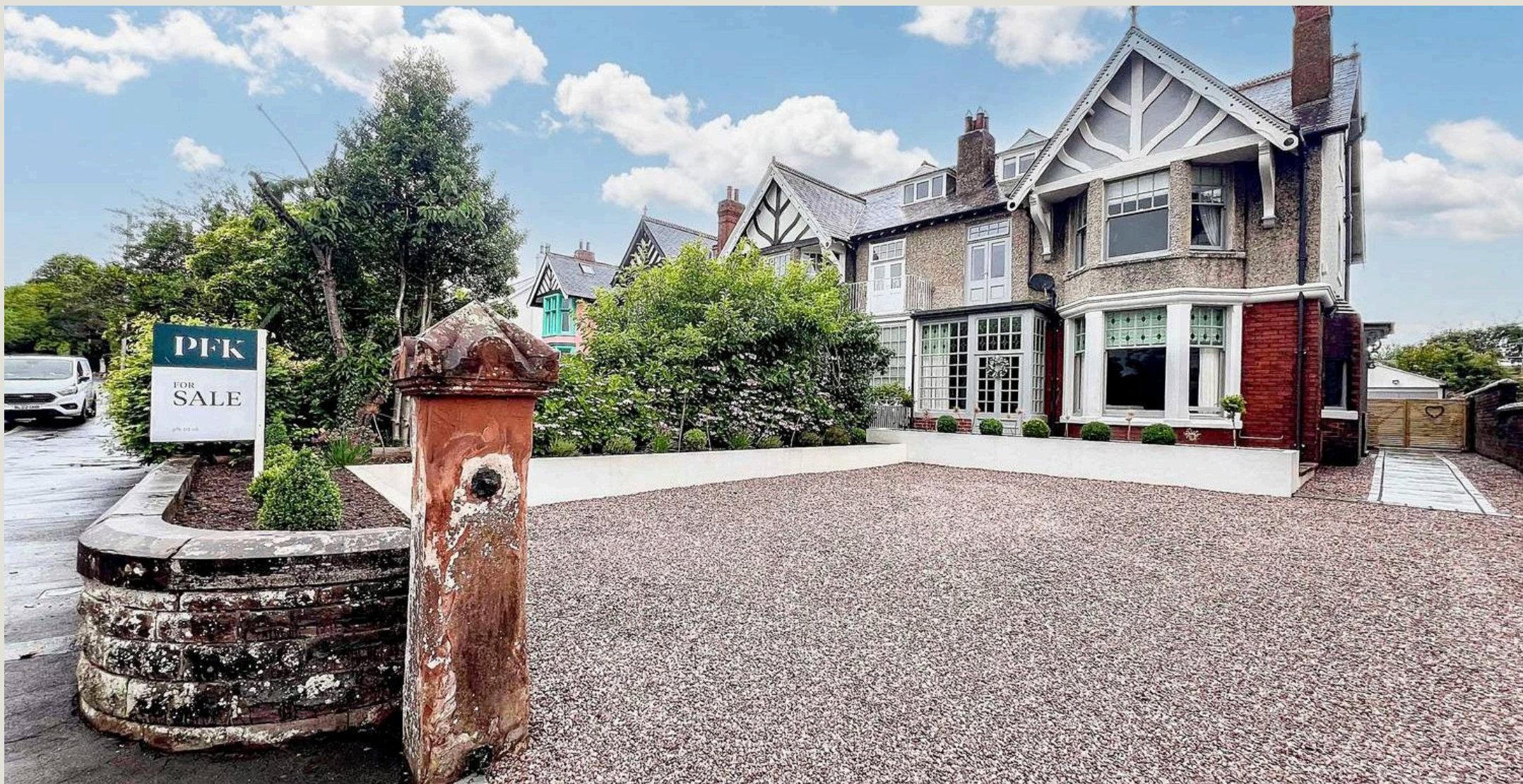
Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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