

# HUNTERS<sup>®</sup>

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## Manor House

Great Corby, Carlisle, CA4 8LT

Guide Price £675,000



- Perfect for Large Families, Multi-Generational Living or Holiday Let Potential
- Additional One-Bedroom Annexe
- Heart of Great Corby Village
- Beautiful Mature Gardens
- Gas Central Heating & Double Glazing

- Outstanding Four Bedroom Family Home
- Beautifully Presented Throughout
- Spacious Accommodation
- Ample On-Site Parking & Carport
- EPC- D (House) and EPC - D (Annexe)

Tel: 01228 584249

# Manor House

Great Corby, Carlisle, CA4 8LT

Guide Price £675,000



Manor House provides an outstanding opportunity to purchase a beautifully presented four bedroom family home with an exquisite adjoining one-bedroom annexe, all perfectly situated within the heart of Great Corby village. Perfect for larger families, multi-generational living or those who seek a holiday let income, Manor House enjoys a generous plot including ample parking and beautiful mature gardens. A viewing is imperative to appreciate the aspect, space and lifestyle opportunity.

Within Manor House, the accommodation briefly comprises hallway, living room, kitchen, dining room and rear hall to the ground floor with a landing, four double bedrooms, two en-suites and a family bathroom on the first floor. Within the annexe, the accommodation comprises hallway, large open plan living room/kitchen, sunroom, utility room, one double bedroom, shower room and office/snug. Both Manor House and the annexe benefit from two gas central heating systems and include full double glazing throughout. EPC- D (House) and EPC - D (Annexe) Council Tax Band - F.

Planning permission has also been granted to allow a garden room extension to the rear of the main house incorporating an open plan kitchen dining room with further internal alterations to form a new utility room with WC. Demolition of the existing garage, shed and summerhouse and construction of a new garage and shed in the location of the existing summerhouse. Planning Reference: 22/0153.

Located within the picturesque village of Great Corby, Manor House is nestled within a semi-rural setting yet within easy reach of a wealth of amenities and transport links, including the A69 and Wetheral Train Station. The wonderful 'The Queen Inn' public house is an excellent hub for the community, with the addition of Great Corby School & Nursery for the little ones. Heading out of the village is easy, with a bus route that connects through to Warwick Bridge and Wetheral within walking distance via the Viaduct, both of which boast an excellent array of conveniences including local shops, garages, butchers and doctors surgeries. For the finer luxuries, Fantails restaurant and The Crown Hotel & Leisure Club are both within a ten minute walk.

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## MAIN HOUSE

### HALLWAY

Entrance door from the front with internal doors to the living room, kitchen and dining room, radiator and stairs to the first floor with under-stairs cupboard.

### LIVING ROOM

Two double glazed windows to the front aspect, radiator and gas fire.

### KITCHEN

Contemporary fitted kitchen comprising a range of base, wall, drawer and tall storage units with worksurfaces, tiled splashbacks and a central island incorporating a breakfast bar. Integrated eye-level electric oven, integrated microwave, three electric hobs, extractor unit, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a tumble drier, space for an American fridge freezer, one and a half bowl stainless steel sink with mixer tap, radiator, double glazed window to the front aspect and double glazed French doors to the rear garden.

### DINING ROOM

Double glazed window to the rear aspect, radiator and internal door to the rear hall.

### REAR HALL

External door to the rear garden, built-in cupboard and wall-mounted gas boiler.

### LANDING

Stairs up from the ground floor with internal doors to four bedrooms and bathroom, recessed spotlights, double glazed Velux window and double glazed window to the rear aspect.

### MASTER BEDROOM

Two double glazed windows to the rear aspect, radiator, extensive fitted wardrobes and internal door to the en-suite.

### MASTER EN-SUITE

Four-piece suite comprising WC, vanity unit wash hand basin with additional matching cupboards over, bath and shower enclosure benefitting a mains powered shower. Part-tiled walls, chrome towel radiator, recessed spotlights, extractor fan, loft access point and double glazed window to the front aspect.

### BEDROOM TWO

Double glazed window to the front aspect, radiator and internal door to the en suite.

### BEDROOM TWO EN-SUITE

Three piece suite comprising WC, pedestal wash hand basin and shower enclosure benefitting a mains powered shower with rainfall shower head. Towel radiator, underfloor heating, recessed spotlights, extractor fan and double glazed window to the rear aspect.

### BEDROOM THREE

Double glazed window to the front aspect and radiator.

### BEDROOM FOUR

Double glazed window to the front aspect, radiator and exposed floorboards.

### BATHROOM

Four-piece suite comprising WC, pedestal wash hand basin, freestanding bath and shower enclosure benefitting a mains powered shower with rainfall shower head. Towel radiator, underfloor heating, recessed spotlights, extractor fan and double glazed window to the rear aspect.

## ANNEXE

## HALLWAY

Feature entrance door from the rear garden with internal doors to the open plan kitchen/living room, bedroom one and shower room, radiator and exposed beams to the ceiling.

## OPEN PLAN KITCHEN/LIVING

Living Area:

Two double glazed windows to the rear aspect, feature double glazed window to the front aspect, radiator and tiled flooring.

Kitchen Area:

Fitted kitchen comprising a range of base, wall, drawer and tall units with generous worksurfaces, upstands and breakfast bar. Integrated eye-level electric oven, five-burner gas hob, extractor unit, integrated microwave, integrated dishwasher, integrated fridge, one and a half bowl stainless steel sink with mixer tap, recessed spotlights, extractor fan, tiled flooring, radiator, double glazed window to the front aspect, internal door to the utility room and opening to the sunroom.

## SUNROOM

Double glazed bi-folding doors to two sides, double glazed Velux window, tiled flooring, recessed spotlights and internal door to the office/snug.

## UTILITY ROOM

External door to the side driveway, tiled flooring, space and plumbing for a washing machine, space for a fridge freezer, wall-mounted gas boiler, radiator and loft access point (Loft including pull-down ladder, boarding, lighting and skylight windows)

## BEDROOM ONE

Dressing Area:

Two double glazed windows to the rear aspect, radiator and built-in wardrobe.

Bedroom Area:

Double glazed window to the front aspect and exposed beams to the ceiling.

## SHOWER ROOM

Three piece suite comprising a vanity WC and wash hand basin combination unit, shower enclosure benefitting a mains powered shower with rainfall shower head. Electric chrome towel radiator and extractor fan.

## OFFICE/SNUG

Double glazed window to the side aspect, radiator, tiled flooring and exposed beams to the ceiling.

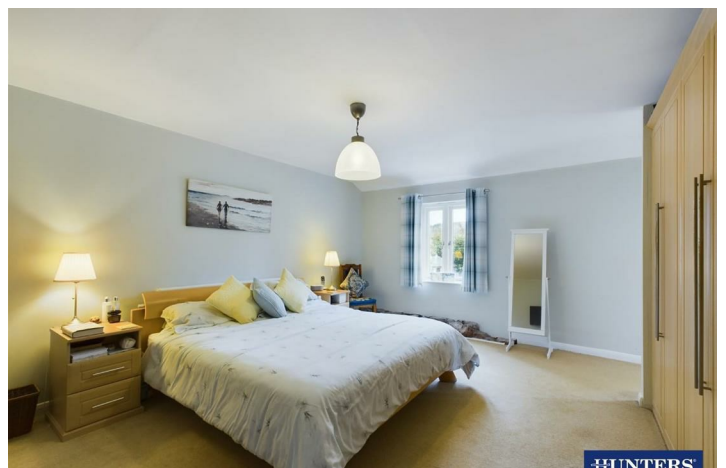
## EXTERNAL

To the front of the property is a shared access road which leads to further private access around the building to the rear parking area & carport. The rear garden is beautifully maintained and landscaped, including a large lawned garden with mature trees, multiple flower/shrub beds, two generous paved seating areas and raised vegetable beds. A carport provides sheltered parking for two vehicles with an attached store with double doors, two further small lean-to outbuildings and a timber summerhouse within the rear garden.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - [elastic.fights.silks](https://www.what3words.com/elastic.fights.silks)

# Floorplan

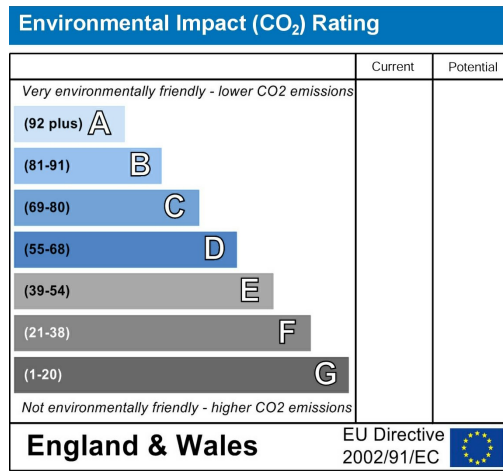
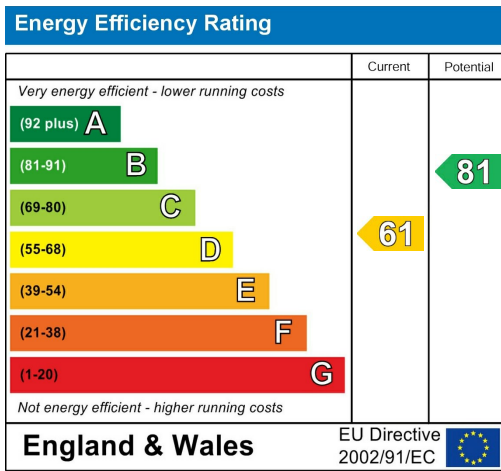






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### Energy Efficiency Graph

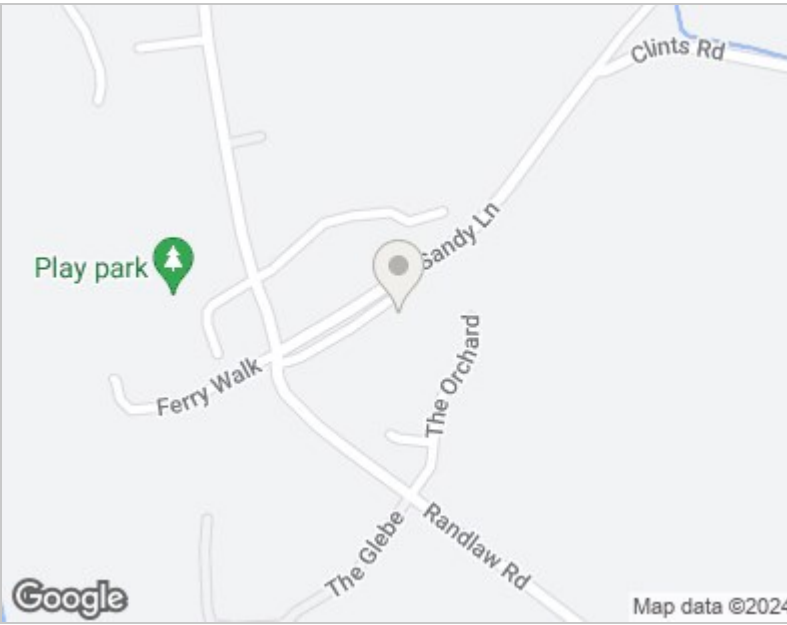


### Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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