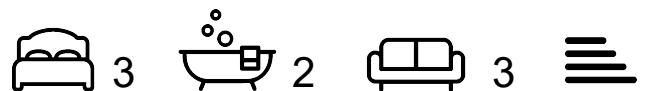




## Clint Cottage

Great Corby, Carlisle, CA4 8NE

Guide Price £550,000



- Outstanding Semi-Detached Cottage on an Elevated Plot
- Solar Panels with Battery Storage Facility
- Modern Kitchen with Adjoining Utility Room
- Downstairs Shower Room & First Floor Bathroom
- Two Garages, One Double & One Single
- Generous Gardens including a Substantial Rear Garden
- Three Charming Reception Areas
- Three Double Bedrooms
- Ample Off-Street Parking with Gated Driveway
- EPC - C

# Clint Cottage

Great Corby, Carlisle, CA4 8NE

Guide Price £550,000



NO CHAIN - Clint Cottage is a beautifully presented and characterful three bedroom, three reception semi-detached home, enviably positioned on an elevated plot in the sought-after village of Great Corby. This charming property boasts a thoughtfully landscaped garden with a large rear lawn and a stylish BBQ area, an ideal space for entertaining and family gatherings, alongside ample off-street parking and the rare advantage of two garages. Internally, the home has been tastefully upgraded and meticulously maintained, offering a turn-key opportunity for its next owners. Each room within the property is neutrally decorated and filled with natural light, ensuring maximum comfort and practicality, furthermore, all principal rooms offer windows which beautifully frame the picturesque garden views. Enhancing its appeal further, the property features solar panels with battery storage, delivering both lower energy costs and the potential for additional income. Early viewing is highly recommended to fully appreciate the quality, setting, and lifestyle this exceptional home provides.

The accommodation, which has gas central heating, solar panels and double glazing throughout, briefly comprises an entrance hall, dining room, sitting room, sunroom, kitchen, utility room and shower room to the ground floor with a landing, three bedrooms and bathroom to the first floor. Externally there is off-street parking, two garages and gardens to the front, side and rear. EPC - C and Council Tax Band - D.

Located within the picturesque village of Great Corby, 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.

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front, internal door to the dining room, opening to the kitchen and utility room, recessed spotlights, tiled flooring, stairs up to the first floor landing, small under-stairs store and a double glazed window to the front aspect.

### DINING ROOM

Double glazed window to the front aspect, double glazed window to the rear aspect, two radiators and an internal door to the living room.

### LIVING ROOM

Double glazed window to the front aspect, two radiators and an internal door to the sunroom.

### SUNROOM

Tiled flooring, double glazed window to the side aspect and two external doors.

### KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Two integrated eye-level double-cavity electric ovens, electric induction hob, extractor unit, space for a tall fridge, space for a tall freezer, recessed spotlights, under-counter lighting, tiled flooring, opening to the utility room and a double glazed window to the rear aspect.

### UTILITY ROOM

Fitted base unit with worksurfaces and tiled splashbacks above. Space and plumbing for a washing machine, space for an under-counter fridge/freezer/tumble drier, one bowl stainless steel sink with mixer tap, recessed spotlights, towel radiator, tiled flooring, internal door to the shower room and a double glazed window to the front aspect.

### SHOWER ROOM

Three piece suite comprising a WC, vanity wash basin and shower enclosure benefitting an electric shower unit. Fully-tiled walls, tiled flooring, electric towel radiator, extractor fan, obscured double glazed window and a fitted cupboard housing the wall-mounted gas boiler.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor entrance hall, internal doors to three bedrooms and bathroom, recessed spotlights, built-in cupboard and a double glazed window to the front aspect. The built-in cupboard includes the inverter and battery storage systems for the solar panels, along with lighting and a double glazed window to the front aspect.

### BEDROOM ONE

Double glazed window to the front aspect, double glazed window to the side aspect, radiator and a loft-access point.

### BEDROOM TWO

Double glazed window to the rear aspect, radiator, loft-access point and fitted wardrobes.

### BEDROOM THREE

Double glazed window to the rear aspect, radiator and a loft-access point.

### BATHROOM

Three piece suite comprising a WC, fitted base units with worksurface and two wash basins above, and a bath with electric shower over. Fully-tiled walls, chrome towel radiator and two double glazed windows to the front aspect.

### EXTERNAL:

Front Garden & Driveway:

Accessing the plot via a double-gated entrance, to a generous cobbled driveway which extends up to the property and to the side towards the two garages. The front garden is beautifully appointed including a range of mature trees, shrubs and floral borders. Within the front garden there is an external electricity socket and cold water tap.

Rear Garden:

A substantially sized rear garden, predominantly lawned and including a range of mature trees throughout. The top garden area is accessible via both stone steps along with a ramped lawn area. Located just off the sunroom is a BBQ area, which includes a wall-integrated BBQ. External cold water tap to the side elevation.

### GARAGES

Garage One:

Larger of the garages, complete with electric garage door, fitted base and wall units, power and lighting.

Garage Two:

Smaller of the garages, with a manual up and over garage door.

### WHAT3WORDS

For the location of this property please visit the What3Words App and enter - deeds.flow.sunroof

### AML DISCLOSURE

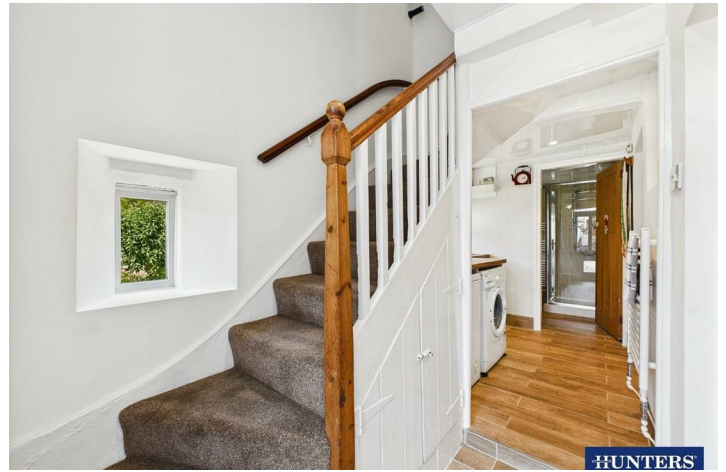
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



Floorplan













## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

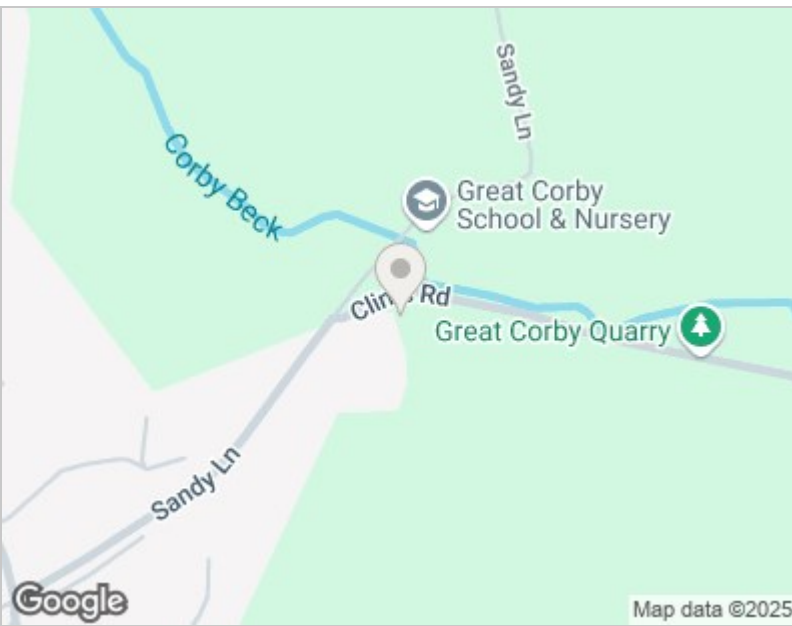
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Viewing

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



Road Map



Hybrid Map



**HUNTERS**  
HERE TO GET YOU THERE

Tel: 01228 584249





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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