



Woodside, Great Corby, CA4 8LL

Guide Price £575,000

PfK



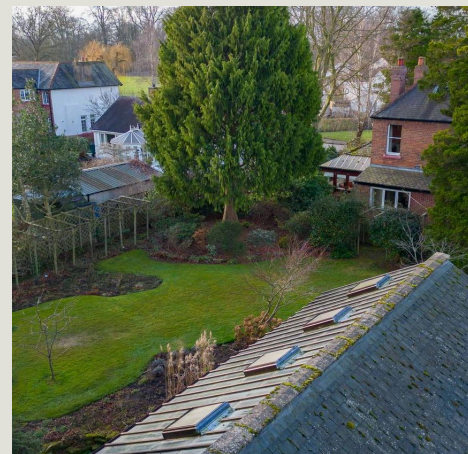
# Woodside

## The property:

With an air of elegance and grandeur, this imposing detached family home beckons you to come and delight in its traditional allure, standing tall in the sought-after village of Great Corby. Boasting a wealth of character and charm, this period property offers flexible accommodation spread generously over three floors. With five reception rooms, four bedrooms, and three bathrooms, the abundance of space should easily cater for all your accommodation requirements. Woodside is an absolute must must view, don't miss this opportunity to own such a stunning home in a picturesque village setting.

Stepping out into the well-established large rear garden of this property, where tranquility meets beauty. The meticulously landscaped outdoor space features a two patio areas, leaving you spoilt for choice for the perfect spot for al-fresco dining or summer gatherings. Take delight in the mature planting, tall trees, and an ornamental pond, creating a serene escape from the hustle and bustle of every-day life.

At the end of a long driveway offering ample private parking, you will find a detached tandem garage with electric door, with a large store room behind, both with power and light. Attached to the full length of the garage is a fabulous orangery, offering a 364 square foot dream come true to enthusiastic gardeners, this private oasis is your own slice of paradise, waiting to be enjoyed all year round.





# Great Corby, Carlisle

## The location:

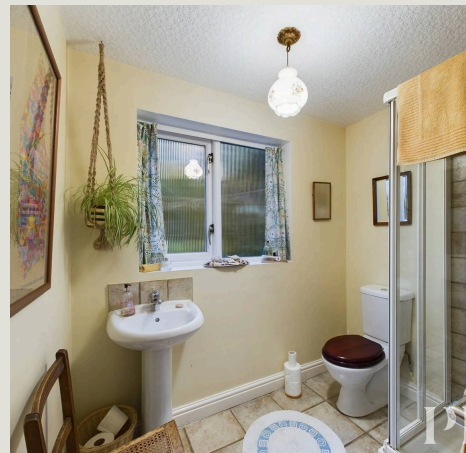
Great Corby is a beautiful and historic village six miles to the East of the City of Carlisle, falling within the Parish of Wetheral, it sits on the eastern bank of the River Eden and offers some wonderful countryside walks. The villages of Great Corby and Wetheral are linked by a railway viaduct which was built between 1830 and 1834 to carry the Carlisle to Newcastle railway. It has five arches and stands 100 feet high above the River Eden, with beautiful views downstream, and as far as the Scottish Hills, a footpath goes across the railway viaduct between the two villages. You will also find a primary school and nursery, a micro brewery and of course the Grade 1 listed Corby Castle and its estate. The village is closely served further by Wetheral with its train station, shops, pubs, restaurant and hotel.

## Directions

Woodside can be located with the postcode CA4 8LL and identified by a PFK For Sale board. Alternatively by using What3Words: [///motivate.ahead.lyricism](#)

## KEY FEATURES:

- Imposing detached period property
- Flexible accommodation over 3 floors with 5 receptions / 4 bedrooms / 3 bathrooms
- Located in a sought after village with a 'good' OFSTED primary school and nursery
- Tenure - Freehold
- Council Tax - Band E
- EPC - E







## **ACCOMMODATION:**

### **GROUND FLOOR**

**Entrance Vestibule**

**Hallway**

**Study**

13' 10" x 13' 5" (4.21m x 4.09m)

**Dining Room**

18' 8" x 12' 9" (5.70m x 3.89m)

**Lounge**

20' 6" x 13' 6" (6.26m x 4.11m)

**Kitchen**

13' 11" x 12' 5" (4.24m x 3.78m)

**Utility Room**

6' 9" x 5' 5" (2.05m x 1.64m)

**Shower Room**

7' 1" x 5' 2" (2.17m x 1.58m)

**Sun Room**

12' 0" x 11' 11" (3.65m x 3.62m)

**Office**

11' 4" x 10' 0" (3.45m x 3.06m)







## FIRST FLOOR

### Landing

#### Bedroom 1

15' 10" x 13' 5" (4.83m x 4.08m)

#### Bedroom 2

14' 0" x 12' 6" (4.26m x 3.81m)

#### En-suite

6' 8" x 4' 3" (2.04m x 1.29m)

#### Bedroom 3

13' 9" x 13' 5" (4.18m x 4.10m)

#### WC

9' 4" x 6' 0" (2.85m x 1.82m)

#### Bathroom

13' 8" x 7' 0" (4.16m x 2.14m)

The original doorway from the landing (visible as a bookcase on the landing) could be re-instated and this room could be separated from the WC again and re-instated as a bedroom.

#### Stairwell to 2nd floor

5' 11" x 5' 2" (1.81m x 1.57m)

## SECOND FLOOR

#### Bedroom 4

Large L shaped room with eaves storage and Velux roof lights

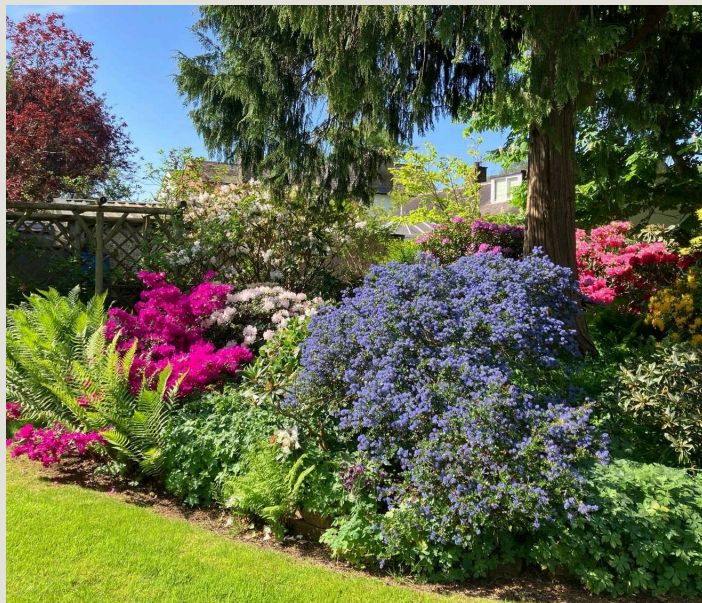
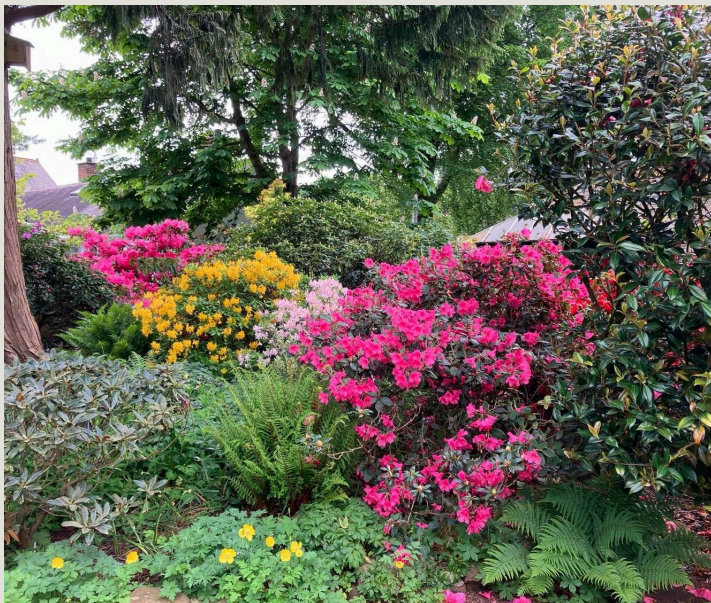
#### Store Room

19' 0" x 9' 2" (5.79m x 2.79m)

Access via small doorway opening







## EXTERNALLY

**Front Garden & Driveway** – 4 Parking Spaces

### Rear Garden

Well established large rear garden with patio, mature planting, trees, ornamental pond.

### Orangery

36' 5" x 10' 0" (11.09m x 3.06m)

### Tandem Garage

29' 6" x 9' 6" (8.98m x 2.90m)

With electric door

### Store Room

9' 7" x 6' 1" (2.92m x 1.85m)

## ADDITIONAL INFORMATION

### Services

Mains electricity, gas, water & drainage; gas central heating. Please note: 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 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.







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