



Roma House

Corby Hill, Carlisle, CA4 8PN

Guide Price £189,950



- Semi-Detached House
- Abundance of Internal Accommodation
- Large Kitchen
- Large Family Bathroom plus Downstairs WC/Cloakroom
- Electric-Gated Driveway & Double Garage

- Conveniently Located within Corby Hill
- Two Reception Rooms plus Conservatory
- Three Double Bedrooms
- Versatile Attic Room
- EPC - D

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Brimming with potential and offering excellent scope to personalise, Roma House provides a wealth of spacious and versatile accommodation, together with a detached double garage and double-gated driveway. Conveniently positioned within Corby Hill, the property enjoys easy access to nearby towns, local amenities, and transport connections. Inside, the generous layout includes two large reception rooms, a kitchen, conservatory, three double bedrooms, and a spacious family bathroom. Adding further flexibility, a useful attic room is accessible from the landing via a fixed wooden ladder or steps, ideal for storage or a hobby space. Outside, the home benefits from a detached double garage with power and lighting, perfect for vehicles, storage, or use as a workshop, as well as ample parking for multiple cars, all accessed smoothly and securely through double electric gates. A viewing is essential to fully appreciate the impressive space and outstanding potential this property has to offer.

Utilities, Services & Ratings:

Gas Central Heating and Mixture Double/Single Glazing.

EPC - D and Council Tax Band - D.

Corby Hill is a friendly and well-connected village situated around six miles east of Carlisle, offering the perfect blend of rural charm and modern convenience. The local area provides an excellent range of everyday amenities including a convenience store, doctor's surgery, garage, takeaway, welcoming pub, and the locally renowned Steve Wilson Butchers. Families are well catered for, with a primary school in nearby Warwick Bridge and secondary education available at the highly regarded William Howard School in Brampton. Ideally placed for travel and commuting, Corby Hill enjoys easy access to the A69 for Carlisle, Brampton and Newcastle, with the M6 motorway and mainline rail links also close by. Surrounded by open countryside and within easy reach of Talkin Tarn Country Park and the River Eden, the village offers a peaceful, semi-rural lifestyle with excellent accessibility.

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the side driveway, internal doors to the inner hall and WC/cloakroom, and a radiator.

INNER HALL

Internal doors to the living room and kitchen, stairs to the first floor landing and an under-stairs cupboard. The under-stairs cupboard includes steps down, space and plumbing for a washing machine, and lighting.

LIVING ROOM

Double glazed window to the front aspect, double glazed window to the side aspect, radiator, fireplace with gas fire, and an internal door to the dining room.

DINING ROOM

Double glazed window to the front aspect, radiator and an internal door to the kitchen.

KITCHEN

Fitted kitchen comprising base and wall units with worksurfaces and tiled splashbacks above. Freestanding gas cooker, extractor unit, space for a fridge freezer, space and plumbing for a washing machine, radiator, internal door to the conservatory and a single glazed window to the rear aspect.

CONSERVATORY

Double glazed windows, double glazed sliding patio door to the rear elevation, and a radiator.

WC/CLOAKROOM

Two piece suite comprising a WC and wall-mounted wash basin. Part-tiled walls, wall-mounted gas boiler, and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor inner hall, internal doors to three bedrooms and bathroom, fixed wooden ladder/steps up to the second floor attic room, loft-access point, and a double glazed window to the rear aspect.

BEDROOM ONE

Double glazed window to the front aspect, and a radiator.

BEDROOM TWO

Double glazed window to the front aspect, and a radiator.

BEDROOM THREE

Single glazed window to the rear aspect, radiator and a built-in cupboard.

BATHROOM

Four piece suite comprising a WC, pedestal wash basin, bathtub, and a wet-room style shower enclosure with electric shower unit. Part-tiled walls, radiator, extractor fan and an obscured double glazed window.

SECOND FLOOR:

ATTIC ROOM

Fixed wooden ladder/steps up from the first floor landing, radiator and a double glazed Velux window.

EXTERNAL:

To the side/rear of the property is an enclosed parking/garden area, which includes access to the double garage, a timber summerhouse, external cold water tap and both electric double gates to the road and a pedestrian access gate.

GARAGE

Double garage complete with double barn-style doors, power and lighting.

WHAT3WORDS:

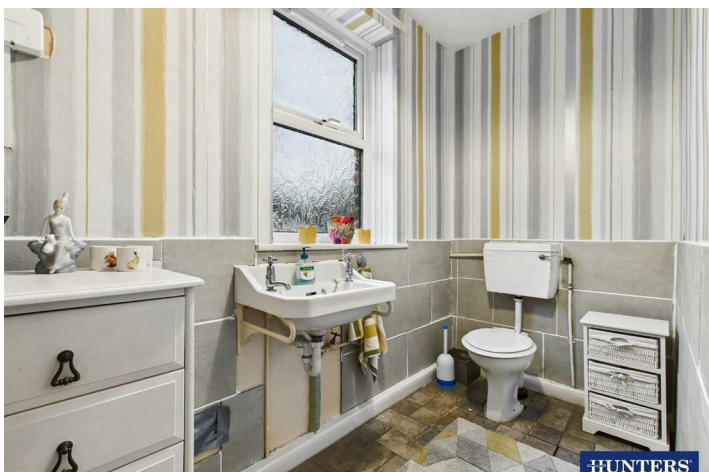
For the location of this property, please visit the What3Words App and enter - [interlude.drill.power](https://www.what3words.com/interlude.drill.power)

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (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.

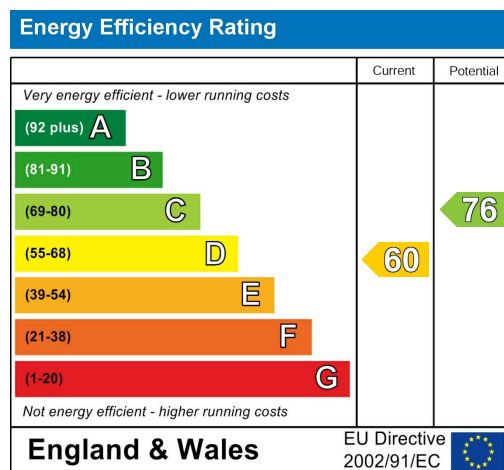
Floorplan







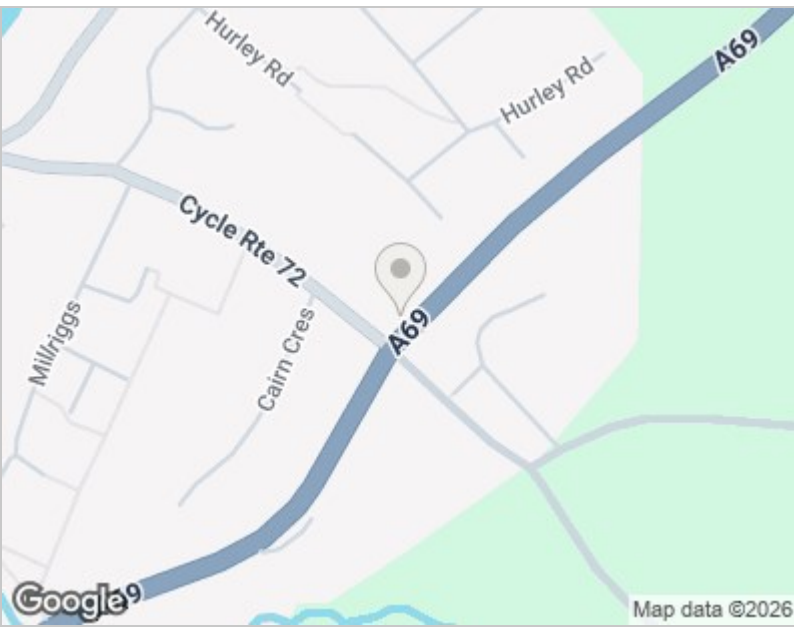
Energy Efficiency Graph



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





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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