



**Hayward  
Tod**

**4 bed, 2 bath Detached House | The Barn | Great Corby | Carlisle | CA4 8NE**  
**Guide Price £525,000**





A charming and well appointed four bed, two bath detached house with private rear garden and generous living space. Delightful setting within a desirable village just east of Carlisle with primary school. River and countryside walks on the doorstep. Convenient for M6, Carlisle and Lake District.

#### ACCOMMODATION SUMMARY

Entrance lobby and stairs | Study/bedroom four | First floor landing | Cloak room | Sitting room | Generous dining room | Modern fitted breakfast kitchen | Large utility room | Home office | Dual aspect double bedroom one with ensuite bathroom | Front double bedroom two | Double bedroom three | Family bathroom | Private rear garden and terrace | Good onsite parking | Open double garage | Greenhouse | Excellent workshop | Store | EPC rating - pending | Council Tax Band - E | All mains | Gas central heating | EV charging point | Freehold

#### APPROXIMATE MILEAGES

Primary School 2 minute walk | Pub (reopening soon) 3 minute walk | Wetheral Village shop/PO and coffee shop 19 minute walk | M6 J43 4.1 | Central Carlisle - Westcoast Mainline Station 6.2 | Brampton 6.4 | Hadrian's Wall UNESCO Site - Birdswald Fort 14 | Lake District National Park - Caldbeck 22, Pooley Bridge Ullswater 27.5 | Solway Coast AONB - Bowness on Solway 19.3 | Newcastle International Airport 52.7

#### WHY GREAT CORBY?

A pretty village near Carlisle, Great Corby offers a blend of rural tranquillity and convenient access to amenities. Nestled in the picturesque Cumbrian countryside there is easy access to nearby woodland walks and the River Eden. One of the highlights is the scenic walk to the neighbouring village of Wetheral, which takes you across an impressive Victorian railway viaduct over the river, offering breath

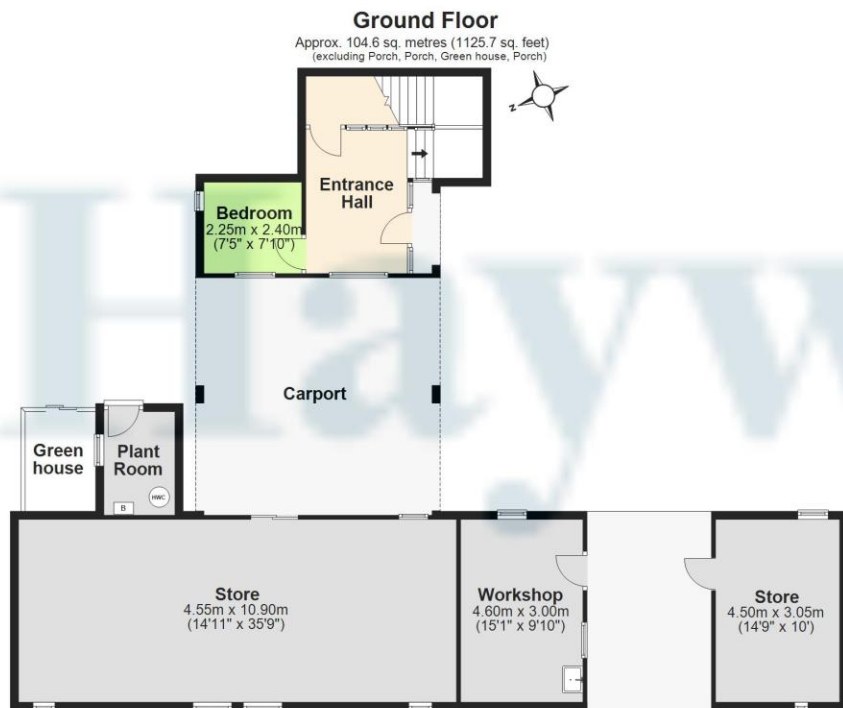


taking views. The village is also home to a highly regarded primary school. With its strong sense of community and proximity to Carlisle, the M6 motor way and A69, Great Corby is perfect for those seeking a peaceful yet connected way of life. Our region's areas of natural and historic interest are easily accessible, and these include The Lake District, Hadrian's Wall, Eden Valley, Solway Coast and Scottish Borders.

### DESCRIPTION

The Barn is an interesting split-level conversion providing generous accommodation on predominantly one level. The approach is through a squared archway into an open courtyard with parking and open double garage. On the ground floor is an attractive entrance lobby, a single bedroom/study and stairs to the first floor. The living space is excellent. The beautiful sitting room has a private dual aspect onto the garden and large southwest facing terrace. The fireplace has a built-in stove. The dining room is a generous affair with good natural light provided by two double glazed windows. The breakfast kitchen has a range of sleek fitted units and an island. It enjoys a favourable aspect to the northeast and has patio doors to the southeast and rear garden. The large, fitted utility room is an important multipurpose space. The spacious main bedroom has an ensuite bathroom and fitted wardrobes to one wall. There are two further double bedrooms, one with fitted wardrobes and a good family bathroom. The private grounds extend to 0.22 acres and of interest is the substantial workshop and store on the ground floor within the original barn.





Total area: approx. 330.4 sq. metres (3556.7 sq. feet)

## Contact

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## Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.