



9 The Beeches, Great Corby, CA4 8LP

Guide Price **£225,000**

PFK

9 The Beeches

The Property:

Is this perhaps the perfect family home in the sought after village of Great Corby that you have been waiting for?

If so, prepare to be impressed by spacious three bed semi, positioned in a quiet cul-de-sac, boasting a spacious modern dining kitchen and a newly fitted bathroom, this property is the epitome of a perfect family home. The dual aspect living room offers a warm ambience and French doors open out to the 'sun trap' rear garden, creating a seamless indoor-outdoor living experience. The first floor offers three bedrooms, two of which have built in storage, plus the landing also offers a large storage cupboard.

Externally the property has front and rear gardens and pedestrian access around the side, with on street parking, early viewing is highly recommended so you do not miss out on the superb home.

- **Superb family home in sought after village**
- **Large modern dining kitchen and a newly fitted bathroom**
- **Patio doors from the living room leading out to the 'sun trap' rear garden**
- **Council Tax – Band B**
- **Tenure – Freehold**
- **EPC rating – D**





9 The Beeches

Location & directions:

Great Corby is a beautiful and historic village six miles to the east of the city of Carlisle, falling within the Parish of Wetheral and sitting on the eastern bank of the river Eden offering 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. Great Corby has a primary school and nursery, a micro brewery and of course the Grade I listed Corby Castle and its estate. The village is closely served further by Wetheral with its railway station, shops, restaurants and hotel.

Directions

9 The Beeches can be located with the postcode CA4 8LP and identified by a PFK For Sale board. Alternatively by using What3Words: [///linguists.payout.graph](http://linguists.payout.graph)



ACCOMMODATION

Entrance Porch

4' 11" x 3' 11" (1.50m x 1.19m)

Hall

With doors to living room and dining kitchen and stairs to the first floor.

Living Room

17' 10" x 10' 8" (5.43m x 3.26m)

Dining Kitchen

17' 11" x 13' 5" (5.46m x 4.10m)

FIRST FLOOR

Landing

With storage cupboard and doors off to:

Bedroom 1

12' 1" x 10' 1" (3.68m x 3.08m)

Bedroom 2

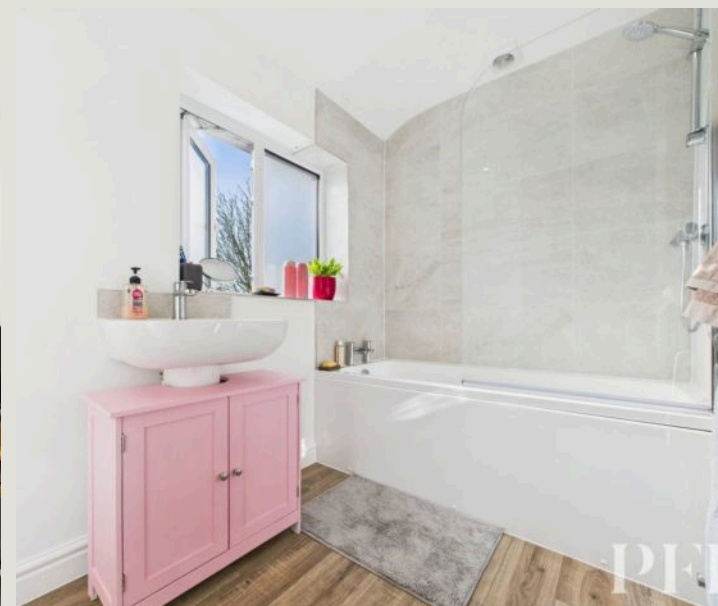
10' 7" x 9' 7" (3.23m x 2.91m)

Bedroom 3

8' 0" x 7' 7" (2.44m x 2.32m)

Bathroom

6' 8" x 5' 6" (2.03m x 1.68m)





EXTERNALLY

Front Garden

Mainly laid to lawn with a path leading to the front porch and around the side of the property to the rear garden.

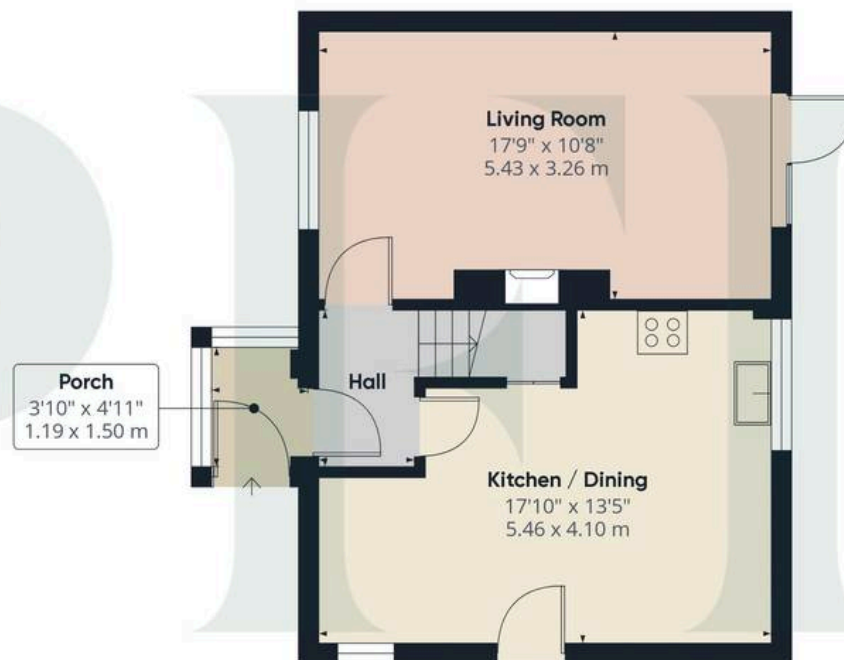
Rear Garden

Rear garden with block paved patio area and lawn with shrub borders.

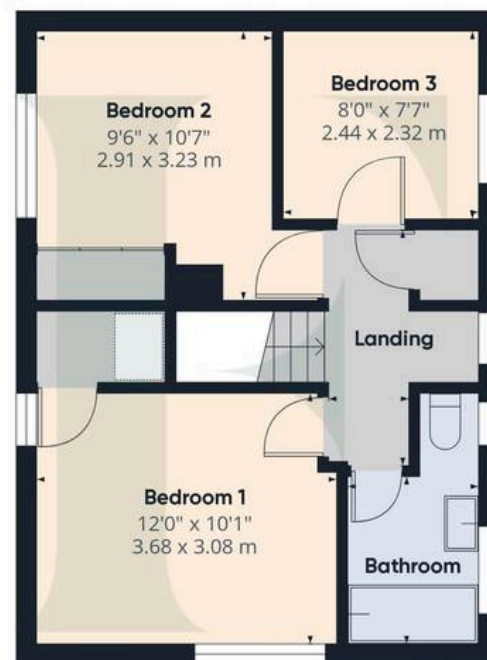
ON STREET







Floor 0



Floor 1

Approximate total area⁽¹⁾

834.53 ft²

77.53 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

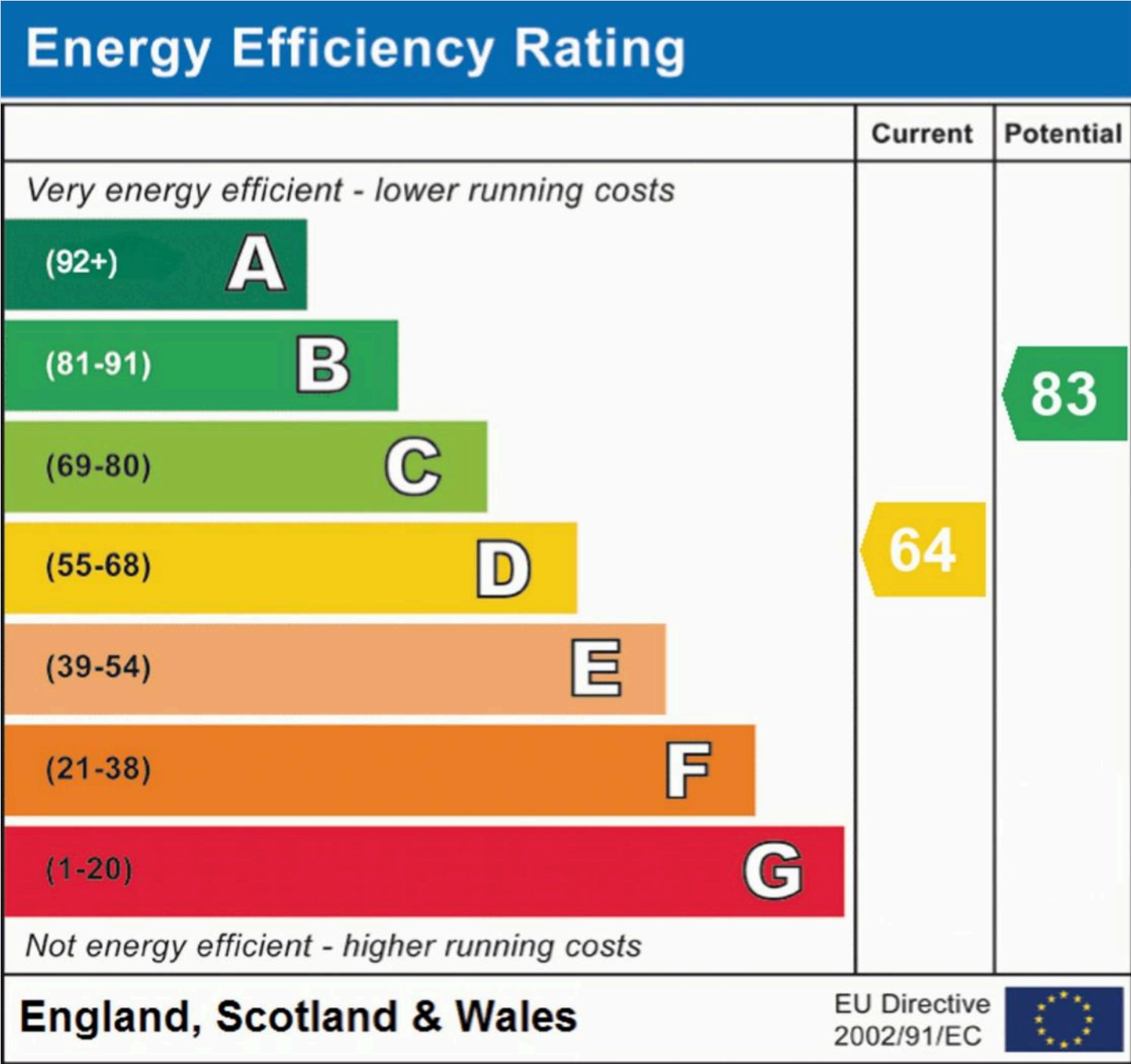
ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. 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 :
Naphthens 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 2024 was £221.00; 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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