



**Hayward
Tod**

4 Bed Semi-Detached House | Grayling Hill | Great Corby | Carlisle | CA4 8LL
Guide Price £495,000





An impressive semi-detached home on a large plot, centrally located in a popular village to the east of Carlisle.

entrance hallway and stairs | sitting room | snug | kitchen/living room | study and back kitchen/utility | four bedrooms | family bathroom | large detached workshop/garage with insulation, light and power | garage | gardener's W.C. | paved driveway | rear lawned garden | double glazing | gas central heating | mains services connected, water, gas, electricity and drainage | EPC D | council tax band D | freehold

APPROXIMATE MILEAGES

Wetheral (walk) 0.4 | M6 motorway 3.8 | Carlisle 5.6 | Brampton 6

WHY GREAT CORBY?

A charming village near Carlisle, Great Corby offers a blend of rural tranquility 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 a the railway viaduct over the river, offering breathtaking views. The village is also home to a highly regarded primary school. With its strong sense of community and proximity to Carlisle, the M6 motorway and A69, Great Corby is perfect for those seeking a peaceful yet connected way of life.

ACCOMMODATION

A beautifully presented home that provides spacious living accommodation. Three reception rooms on the ground floor offer plenty of flexibility, the front room has a large square bay window and a dual aspect making the space feel light and airy. The middle snug sitting room has a large multi-fuel stove and the largest of the three spaces at the rear, where the kitchen is also found, has an Aga. There are also double doors opening out to the rear garden. The

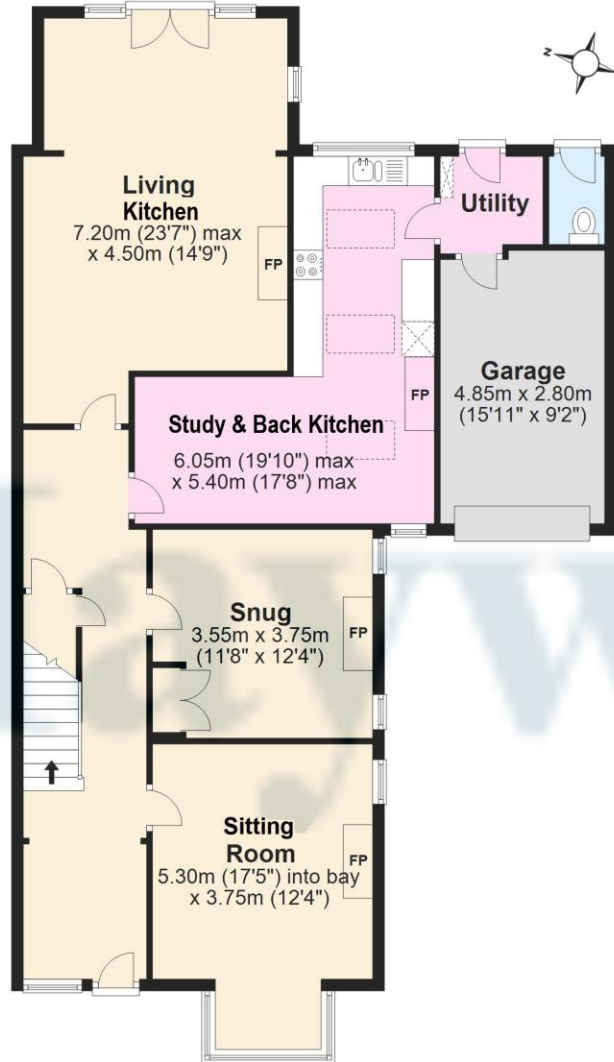


kitchen is complemented by a large back kitchen and utility area providing additional storage. There is also an area that serves as an ideal home office. Four bedrooms are found on the first floor, with three being good size doubles. The bathroom is spacious and has both a bath and separate shower. Externally the property sits within a large plot, having ample driveway parking and a generous and private rear garden with open aspect to the fields beyond. As well as the attached garage, of particular interest is the large, detached garage/workshop that is fully insulated and has the benefit of light and power.



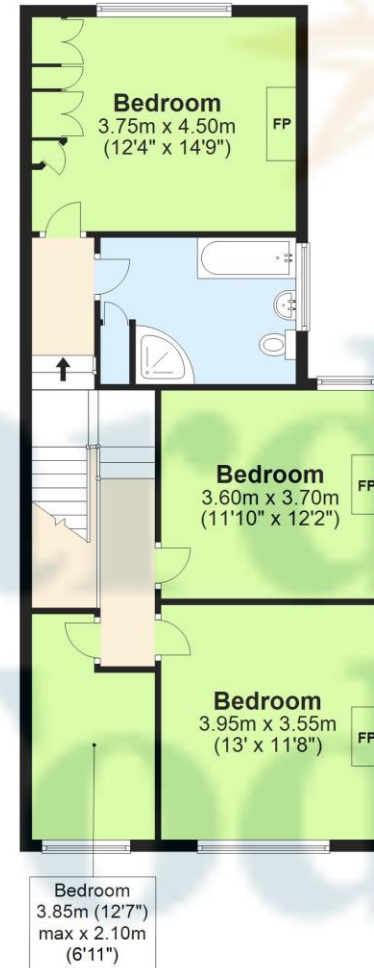
Ground Floor

Approx. 119.0 sq. metres (1280.5 sq. feet)



First Floor

Approx. 72.7 sq. metres (782.9 sq. feet)



Total area: approx. 191.7 sq. metres (2063.4 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.