



**Riverside Cottage, Little Corby, Carlisle, CA4 8QQ**

Guide Price £215,000

**PFK**

# Riverside Cottage, Little Corby

## The property:

Set in a picturesque village location, you will be delighted to find this charming three bedroom property, known as Riverside Cottage, it truly lives up to its name with breathtaking elevated riverside views of the Eden.

The property boasts a spacious open plan living, dining, and kitchen area, ideal for modern living and entertaining which really is the heart of this inviting home, however there is an additional living room with log burning stove for you to enjoy a more cosy atmosphere. The ground floor accommodation is completed by a modern bathroom suite and plenty of storage in the hall cloaks cupboard. The first floor benefits from three bedrooms, plus a separate WC.

The rear garden is a truly peaceful retreat, featuring a large patio leading to the lawn, seamlessly connecting indoor and outdoor living. At the end of the garden, you will find the first decking area, with steps and handrails leading to a lower decking level that offers a wonderful space to relax, unwind and enjoy panoramic views of the River Eden.

With its blend of idyllic riverside setting, versatile living spaces, and an inviting outdoor oasis, this Riverside Cottage presents a unique opportunity to embrace a lifestyle of comfort and tranquility in a truly special location.



# Little Corby, Carlisle

## The location:

Little Corby is well located and offers a feeling of rural living on the outskirts of Carlisle but with the benefits of a wealth of amenities within walking distance, including a local primary school, garage, post office, public house, butchers, CO-OP convenience store, tea room, doctor's surgery and a regular bus service.

Within the catchment area for the recommended William Howard secondary school in Brampton and just 5 miles from Carlisle, offering convenient access to the A69 and M6 and providing ease of access to the Lake District National Park, Newcastle and Scotland.

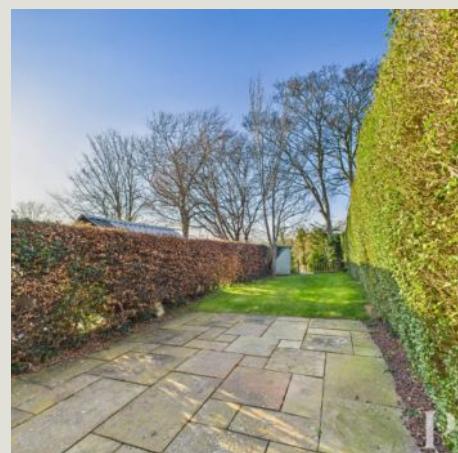
## KEY FEATURES

- Riverside Cottage – true to it's name with stunning elevated riverside views of the Eden
- Spacious open plan living / dining / kitchen space
- Private enclosed rear garden with large patio and lawn areas
- Tenure – Freehold
- EPC – TBC
- Council Tax – Band C

## Directions

Riverside Cottage can be located with the postcode CA4 8QQ and identified by a PFK For Sale board.

Alternatively by using What3Words:  
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## ACCOMMODATION

### Entrance

#### Hallway

Access to stairs to first floor, door to living room and opening to inner hallway

#### Inner Hallway

With door to storage / cloaks cupboard, door to bathroom and door to open plan dining kitchen.

#### Living Room

19' 7" x 14' 9" (5.98m x 4.50m)

#### Bathroom

10' 8" x 5' 4" (3.25m x 1.62m)

#### Dining Area

15' 11" x 11' 11" (4.84m x 3.62m)

#### Kitchen

10' 7" x 7' 9" (3.22m x 2.35m)

## FIRST FLOOR

### Landing and Upper Landing

With doors off to;

#### Bedroom 1

14' 5" x 10' 10" (4.39m x 3.31m)

#### Bedroom 2

13' 0" x 10' 11" (3.97m x 3.33m)

#### WC

5' 7" x 3' 3" (1.70m x 0.99m)

#### Bedroom 3

9' 11" x 5' 5" (3.02m x 1.65m)





## EXTERNALLY

### Garden

Fabulous rear garden with patio doors out from the dining kitchen to a spacious patio area, this leads to the large lawned garden. To the end of the garden is a shed and decking with steps and handrails down to a lower level of decking that affords spectacular elevated riverside views of the River Eden.

### Parking

On street parking is available to the front of the property.



## 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

PKF 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 PKF 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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Approximate total area<sup>(1)</sup>

600.08 ft<sup>2</sup>  
55.75 m<sup>2</sup>

Reduced headroom  
16.03 ft<sup>2</sup>  
1.49 m<sup>2</sup>

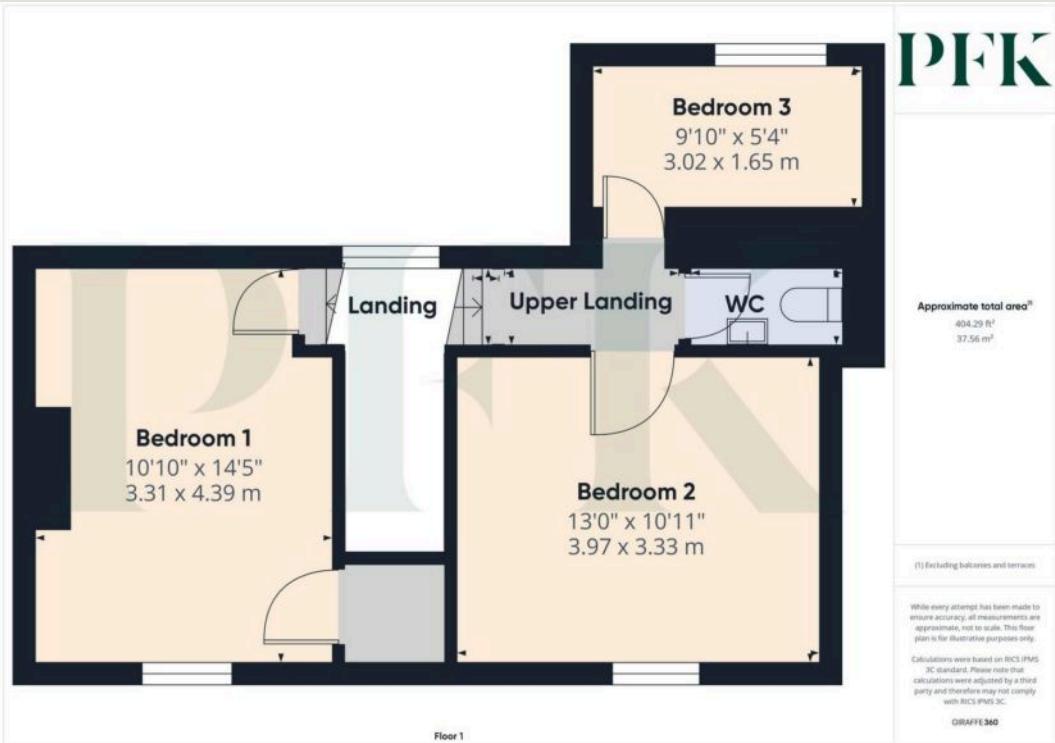
(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C. Please note that these calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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