

# Cumbrian Properties

## Corner Stones, Great Corby



**Price Region £375,000**

**EPC-**

Detached bungalow | Sought after village location  
2 reception rooms | 3 bedrooms | 1 bathroom  
Gated driveway parking & garage | Wrap around garden

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## 2/ CORNER STONES, SANDY LANE, GREAT CORBY, CARLISLE

This charming three-bedroom detached bungalow, located in the sought-after village of Great Corby, offers tranquil countryside living and is sold with no onward chain.

Corner Stones is in an enviable elevated position enjoying fabulous views overlooking the older part of Great Corby with the additional bonus of late evening sun in both the garden and sun room. The double glazed and gas central heated accommodation features an entrance porch leading to a welcoming hallway, an open-plan dining lounge with a gas fire and picturesque views of the mature front garden. A fitted kitchen complete with a spacious walk-in pantry. An inner hallway connects to a convenient cloakroom, three double bedrooms with elevated views of the surrounding countryside and village, and a four-piece family bathroom. The middle bedroom provides access to a delightful sun room with panoramic vistas. An integrated garage with an electric roller door adds practicality to the home.

Outside, the rear garden boasts a lawned area, floral borders, mature trees, and shrubs, while the front garden includes a gated driveway with ample parking, a generous lawn and well-maintained borders. The property offers easy access to countryside walks, scenic views, local amenities in nearby Warwick-on-Eden and easy walking access across the river bridge to Wetheral with shop, post office, restaurants, pub, railway station and hotel with its own leisure centre making this an ideal retreat or family home.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance porch.

**ENTRANCE PORCH** Coving to ceiling, dado rail and door into entrance hall.

**ENTRANCE HALL (26'9 x 17'5)** Dado rail, coving to ceiling, radiator and doors to dining lounge, kitchen, bedrooms and family bathroom. Hanging rail and shelved storage cupboards - one of which houses the hot water tank and gas central heating controls.



ENTRANCE HALL

**DINING LOUNGE (28'4 x 13'10)** Double glazed windows to the front, three radiators, coving to ceiling and gas fire with slate fireplace.



3/ CORNER STONES, SANDY LANE, GREAT CORBY, CARLISLE



DINING LOUNGE

**KITCHEN (15' x 10'9)** Fitted kitchen incorporating sink unit with drainer and mixer tap, four burner Neff gas hob with tiled splashback and overhead extractor, built in eye level oven and grill, plumbing for washing machine and slimline dishwasher. Radiator, double glazed window to the side and walk-in pantry (8' x 3'7) with shelving and double glazed frosted window to the rear. Door to the inner hallway.



KITCHEN

**INNER HALLWAY** UPVC double glazed door to the rear garden and door to cloakroom.

**CLOAKROOM (5' x 4')** WC, wash hand basin, double glazed frosted window to the side and also houses the boiler.

**BEDROOM 1 (12'8 x 11'2)** Radiator, coving to ceiling and double glazed window to the rear enjoying extremely attractive views.



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**BEDROOM 2 (12'6 x 12')** Double glazed patio door leading through to the sun room, radiator and coving to ceiling.



BEDROOM 2

**SUN ROOM (11'5 x 8'8)** Double glazed windows, tiled flooring and UPVC double glazed door which leads to the rear garden.



SUN ROOM

**BEDROOM 3 (11'10 x 10'6)** Double glazed window to the rear, radiator and coving to ceiling.



BEDROOM 3

**FAMILY BATHROOM (10' x 9'9)** Four piece suite comprising of low level WC, wash hand basin, panelled bath and generous walk-in shower. Tiled splashbacks, radiator, heated towel rail and double glazed windows to the side.

5/ CORNER STONES, SANDY LANE, GREAT CORBY, CARLISLE



FAMILY BATHROOM

**OUTSIDE** Generous lawned garden to the front which extends up both sides with floral borders, trees, bushes and shrubs. Gated driveway parking which leads to an integrated garage (17'5 x 9'8) with electric roller door, power and lighting. To the rear of the property there is a garden comprising of lawned area, floral borders, trees, bushes and shrubs with stunning views over the neighbouring fields and Great Corby. Access around both sides of the property.



GARDENS

6/ CORNER STONES, SANDY LANE, GREAT CORBY, CARLISLE

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band D

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