



## Thule House

Great Corby, Carlisle, CA4 8LL

Guide Price £375,000



- No Onward Chain
- Bright & Neutrally Decorated Throughout
- Modern Fitted Kitchen with adjoining Utility Room & Boot Room
- Three Generous Bedrooms including Two Doubles and One Single
- Thoughtfully Landscaped Rear Garden with Patio & Borders
- Beautifully Renovated Mid-Terrace House in an Idyllic Village Setting
- Spacious Living & Dining Room with Multi-Fuel Stove & Patio Doors
- Versatile Second Reception Room or Ground-Floor Fourth Bedroom
- Luxurious Family Bathroom & Master En-Suite Wet Room
- EPC - C

# Thule House

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Thule House is a beautifully renovated three-bedroom family home with two reception rooms, offering a thoughtful blend of modern comforts with retained period features. Throughout the property, the sense of space and quality is apparent in every room. A spacious open-plan living and dining room enjoys a superb dual aspect, featuring a charming brick fireplace with a multi-fuel stove, along with large patio doors that open onto the rear garden patio, truly enhancing the indoor-outdoor lifestyle. The modern kitchen is well appointed, complete with an adjoining utility room and a handy boot room with direct access from the front. Also on the ground floor is a second reception room, which could serve as a versatile fourth bedroom depending on your requirements. Adding a lovely touch of character, the home also features a selection of Lake District watercolour images, retained from before the renovation. To the first floor, the light-filled landing and staircase offer a true reflection of the property's period history, complemented by three bright bedrooms with large windows. Both the family bathroom and the master en-suite have been luxuriously finished, with a stunning roll-top bath in the family bathroom and a practical wet room within the en-suite. Externally, the low-maintenance rear garden provides an excellent space for outdoor enjoyment, alfresco dining or relaxing in the sunshine. If you are searching for a move-in-ready home, with no onward chain, and in a fantastic village setting, Thule House is a property you must arrange to view, contact Hunters today.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing (Where Stated)

EPC - C and Council Tax Band - D.

Set within the highly regarded village of Great Corby, this lovely semi-rural location combines a peaceful community feel with excellent day-to-day convenience and commuter access. The village benefits from a popular local hub in The Queen Inn, alongside Great Corby School & Nursery, while a regular bus route helps connect to surrounding villages and Carlisle. For wider amenities, both Warwick Bridge and Wetheral are close by and easily reached, including on foot via the Viaduct, offering a great selection of local conveniences such as shops, garages, butchers and doctors' surgeries. Transport links are a real highlight too, with straightforward access to the A69 and Wetheral Train Station nearby for wider travel. For dining and leisure, Fantails restaurant and the Crown Hotel & Leisure Club are also within easy walking distance, and the surrounding countryside provides superb opportunities for scenic walks and outdoor enjoyment.

Tel: 01228 584249

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the living & dining room, and reception two/bedroom four, opening to the kitchen, stairs to the first floor landing, recessed spotlights, and a radiator.

### LIVING & DINING ROOM

Double glazed sliding sash window to the front aspect, double glazed patio doors to the rear garden, feature brick fireplace with inset multi-fuel stove and timber mantle, recessed spotlights, and two radiators.

### RECEPTION TWO/BEDROOM FOUR

Double glazed sliding sash window to the front aspect, radiator, and recessed spotlights.

### KITCHEN

Modern kitchen comprising a range of fitted base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric double oven with grill, electric hob, extractor unit, integrated dishwasher, one bowl stainless steel sink with mixer tap, recessed spotlights, extractor fan, opening to the utility room, and a double glazed window to the rear aspect.

### UTILITY ROOM

Fitted base and wall units with matching worksurfaces and upstands above. Space and plumbing for a washing machine, wall-mounted and enclosed gas boiler, recessed spotlights, radiator, internal door to the boot room, double glazed access door to the rear garden, and a double glazed Velux window.

### BOOT ROOM

External door to the front garden, recessed spotlights, and power sockets.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and family shower room, recessed spotlights, exposed beams to the ceiling, and a double glazed window to the rear aspect.

### MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed sliding sash window to the front aspect, radiator, recessed spotlights, retained period decorative fireplace, and an internal folding door to the en-suite.

En-Suite:

Four piece suite comprising a WC wall-mounted vanity unit with wash basin, bathtub, and a wet-room style shower benefitting a mains shower with rainfall shower head. Part-boarded walls, tiled flooring, towel radiator, LED mirror, recessed spotlights, extractor fan, obscured double glazed window, and a double glazed Velux window.

### BEDROOM TWO

Double glazed sliding sash window to the front aspect, double glazed window to the rear aspect, radiator, recessed spotlights, and a decorative period fireplace.

### BEDROOM THREE

Double glazed sliding sash window to the front aspect, and a radiator.

### FAMILY BATHROOM

Four piece suite comprising a WC, vanity unit with wash basin, freestanding roll-top bathtub, and a shower enclosure benefitting a mains shower with rainfall shower head. Fully-tiled walls, tiled flooring, towel radiator, LED mirror, recessed spotlights, extractor fan, single glazed window to the rear aspect, double glazed window to the rear aspect, and a double glazed Velux window.

### EXTERNAL:

Front Garden & Access:

To the front of the property is low-maintenance gravelled garden, ideal for pots and planters. Parking for a smaller vehicle could be achieved on the gravelled front garden area, with additional parking available on-street within Great Corby.

Rear Garden:

To the rear of the property is a low-maintenance enclosed garden featuring a thoughtfully paved seating area with direct access from the living & dining room, and a generous gravelled entertaining and playing area with flower borders. Additionally, a storage area is positioned at the rear of the building.

### WHAT3WORDS

For the location of this property, please visit the What3Words App and enter - trying.blacked.riverbed

### AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

# Floorplan





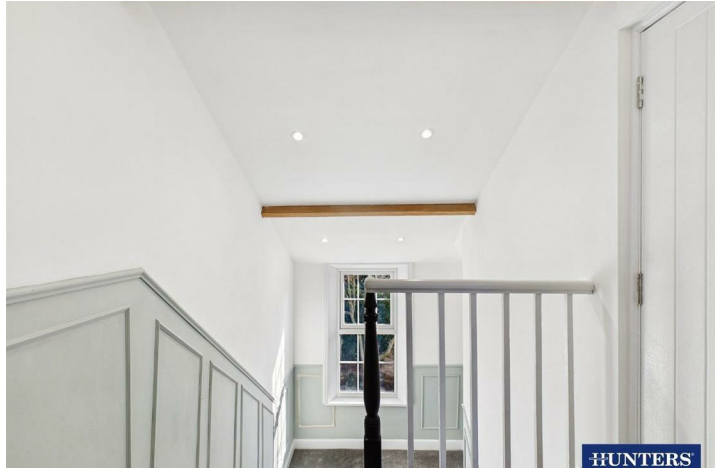
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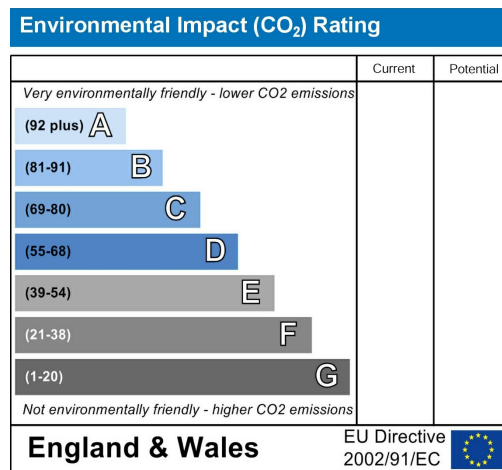
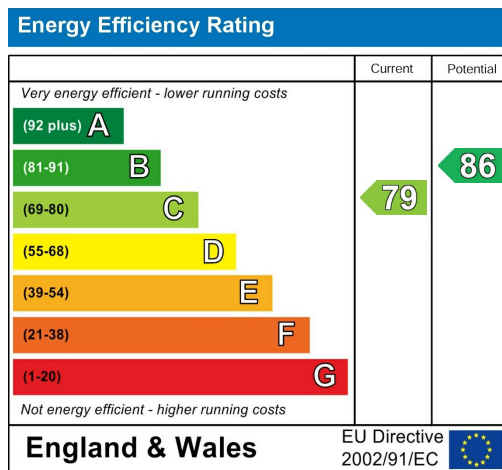
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### Energy Efficiency Graph



### Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map



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