



Ghyll Foot

Ainstable, Carlisle, CA4 9QE

Guide Price £180,000



- Quirky & Characterful Cottage
- Living Room with Multi-Fuel Stove
- One Double Bedroom
- Converted Attic Room with Pull-Down Ladder
- Off-Road Parking & Detached Garage

- Exceptionally Well Presented Throughout
- Conservatory with Beautiful Garden Views
- First Floor Shower Room
- Outstanding Cottage Gardens
- EPC - E

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This quirky and characterful one-bedroom cottage is nestled perfectly within the centre of Ainstable and enjoys a beautifully landscaped cottage garden with the quaint Powys Syke running through. Conveniently placed for access towards both Carlisle and Penrith, the cottage is exceptionally well presented and tastefully upgraded internally including a recently installed oil boiler whereas externally, the garden is deceptively sized and a true gardeners paradise, with the additional benefit of off-road parking and a detached garage. A viewing is imperative to appreciate the location, condition and possibilities of this unique cottage.

The accommodation, which has oil central heating and double glazing throughout, briefly comprises conservatory, living room and kitchen to the ground floor with a landing, one double bedroom and a shower room to the first floor. Accessible via pull-down ladder is an attic room on the second floor. Externally the property has off-road parking, detached garage and beautiful gardens to the rear. EPC - E and Council Tax Band - B.

The pretty Village of Ainstable is situated in an area highly regarded for its natural beauty and history. The village itself benefits from a beautiful parish church, village hall and the outstanding Heather Glen Country House. Heading through to the neighbouring village of Armathwaite you have amenities including a village store with Post Office, two wonderful public houses, train station and schools for the young ones. Access to the North Pennines 'Area of Outstanding Natural Beauty' within a short drive and within 20 minutes, you can be within the Lake District National Park, with its endless hours of beautiful walks and scenery. For those looking to commute, the M6 Motorway is accessible within 20 minutes' drive which provides access both North and South whereas the A66 which provides access towards the North East is within a 30 minute drive.

CONSERVATORY

Entrance door from the front, double glazed windows to two sides, internal window to the living room, radiator, tiled flooring and opening to the living room.

LIVING ROOM

Double glazed window to the side, multi-fuel stove, radiator, internal door to the kitchen and stairs to the first floor landing.

KITCHEN

Fitted kitchen comprising of base and wall units with worksurfaces and tiled splashbacks above. Space for a freestanding cooker, space for a fridge freezer, space and plumbing for a washing machine, extractor unit, one bowl stainless steel sink with mixer tap, two double glazed windows to the side aspect, radiator and built-in pantry/store.

LANDING

Stairs up from the ground floor living room with internal doors to bedroom one and shower room, double glazed window, cupboard housing the oil boiler and access point to the attic room.

BEDROOM ONE

Two double glazed windows, one to the front aspect and one to the side aspect, radiator and built-in wardrobes.

SHOWER ROOM

Three piece suite comprising WC, pedestal wash hand basin and shower enclosure benefitting an electric shower unit. Radiator, extractor fan and an obscured double glazed window.

ATTIC ROOM

Accessible from the first floor landing via access hatch with pull-down wooden ladder, with two double glazed Velux windows and radiator internally.

EXTERNAL

The beautiful cottage garden comprises of multiple areas. Accessing the property from the road via double gates with a small gated gravelled seating

area directly in front of the conservatory. Crossing over a small bridge provides vehicular access to the detached garage and a large gravelled seating area with mature borders around. A pathway provides access to the upper garden area, which is beautifully maintained and benefits two raised beds/vegetable patches, two timber garden sheds and mature trees and borders throughout.

GARAGE

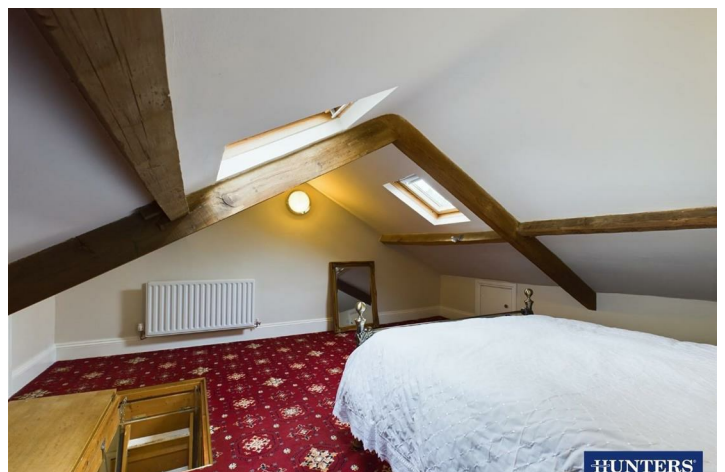
Detached single garage with barn-style double doors.

WHAT3WORDS

For the location of this property please visit the [What 3 Words App](#) and enter - [lightbulb.classics.brother](https://www.what3words.com/lightbulb.classics.brother)

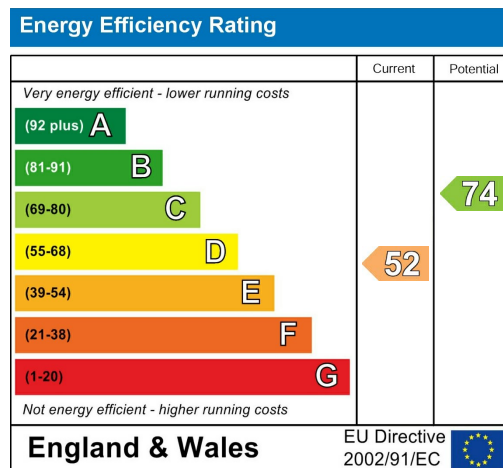
Floorplan







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





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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