

Grooms Cottage Ainstable, Carlisle, CA4 9AS

Guide price £375,000



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Grooms Cottage Ainstable

Carlisle, CA4 9AS

- Immaculate three-bedroom semi-detached barn conversion in the Eden Valley
- Large open-plan kitchen diner with modern shaker-style kitchen and integrated appliances
- Principal bedroom with en-suite shower room
- Two-level enclosed rear garden with lawn, borders and two patio areas
- Oil central heating, borehole water, mains electricity and private water treatment unit
- Spectacular countryside views in every direction, with stunning sunsets
- Spacious lounge filled with natural light
- Dedicated office area on the first floor landing, ideal for home working
- Parking for approximately three cars via a private lane
- Fibribus fibre internet cables installed, with villages, pubs, shop and school nearby

Nestled between the charming villages of Ainstable and Armathwaite in the picturesque Eden Valley, Grooms Cottage is an immaculately presented three-bedroom semi-detached barn conversion. With breathtaking views in every direction — including beautiful sunsets. Viewing is absolutely essential to appreciate everything this exceptional home has to offer. For further information or to arrange a viewing, please get in touch.

Directions

What3words location: [///senders.path.lightens](https://www.what3words.com/senders.path.lightens)



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Ground Floor

The ground floor is arranged as a wonderfully generous open-plan space, anchored by a large kitchen diner stretching almost nine metres in length. Fitted with a stylish modern shaker-style kitchen, it features quality integrated appliances and plenty of room for a dining table and relaxed family living. From here, the space opens through into a bright and comfortable lounge, measuring nearly six metres by five, making it an ideal space for entertaining or simply unwinding at the end of the day. Completing the ground floor is a neatly appointed downstairs WC, conveniently positioned off the main living area.

Lounge 19'2" x 17'1" (5.86 x 5.21)

Kitchen Diner 29'5" x 17'4" (8.99 x 5.29)

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First Floor

Upstairs, the first floor is equally well considered. The principal bedroom is a lovely double room served by its own private en-suite shower room, offering a welcome sense of privacy and comfort. A second double bedroom and a single bedroom are both well-proportioned and bright, served by a stylish family bathroom. The landing itself is particularly practical, providing a dedicated office area — an increasingly valuable feature — making excellent use of what might otherwise be a purely transitional space.

Principal Bedroom 9'9" x 11'5" (2.98 x 3.50)

Principal Ensuite 7'10" x 5'6" (2.41 x 1.68)

Bedroom Two 10'7" x 11'8" (3.23 x 3.57)

Bedroom Three 8'2" x 9'6" (2.50 x 2.90)

Bathroom 8'2" x 5'7" (2.51 x 1.71)



Outside

The property enjoys parking for approximately three cars and sits within a large, beautifully enclosed garden arranged across two levels. The lower level offers a generous hardstanding area, while the upper level features a lawned garden with planted borders and two patio areas — perfect for those long summer evenings and alfresco dining. The views from the garden, in every direction, are simply stunning.

Practical Details

The property is served by oil-fired central heating, a borehole water supply, mains electricity, and its own private water treatment unit. Fibrous fibre internet cables are already installed and ready to connect, and access to the property is via a private lane.

Location

Sitting almost equidistant between Ainstable and Armathwaite, the property enjoys a peaceful semi-rural setting with countryside walks directly from the doorstep. Armathwaite village offers two pubs, a local shop, and a school, while the wider Eden Valley provides some of Cumbria's most spectacular scenery. Commuter links to Carlisle and Penrith are within easy reach.

Please Note

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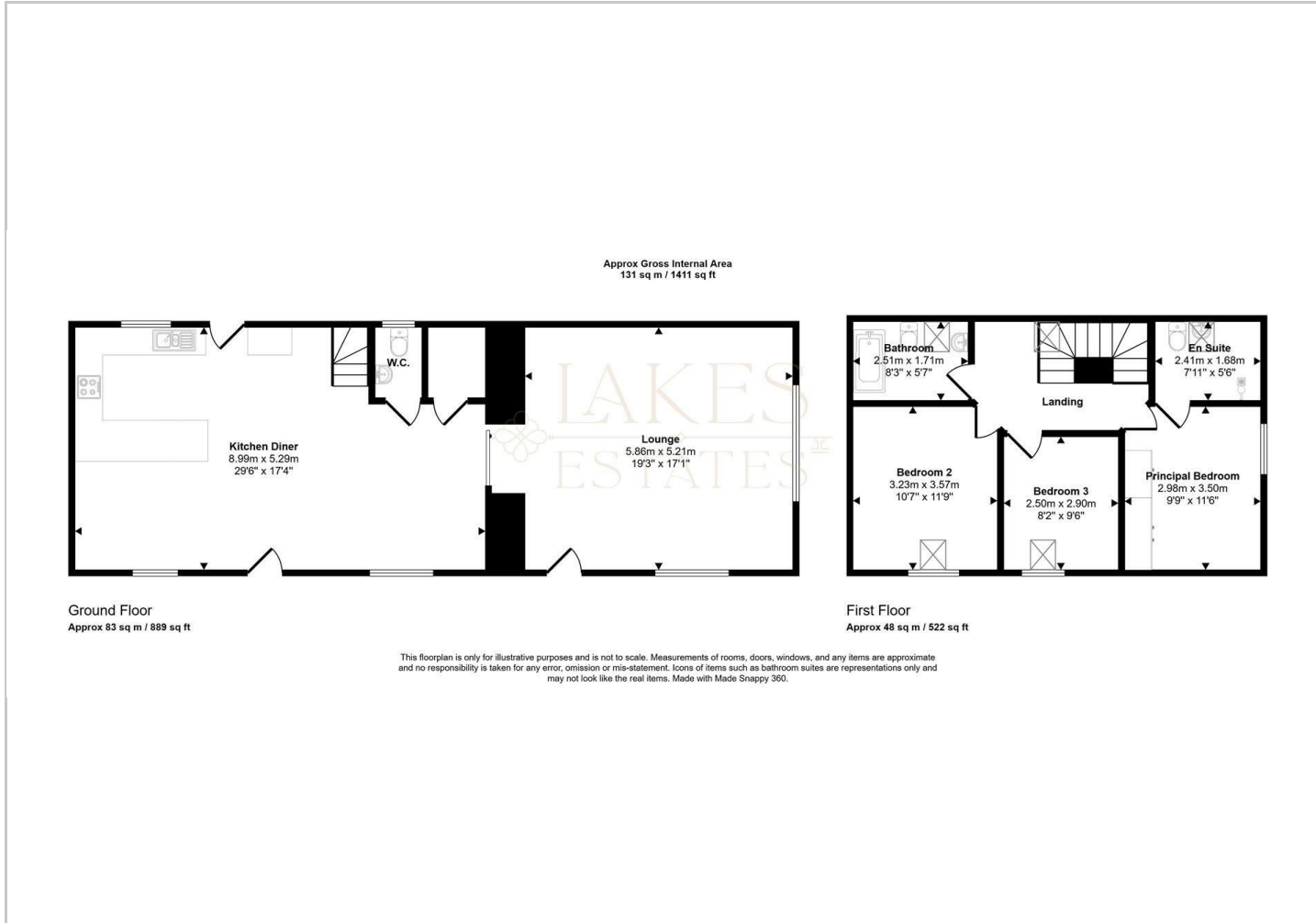
When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

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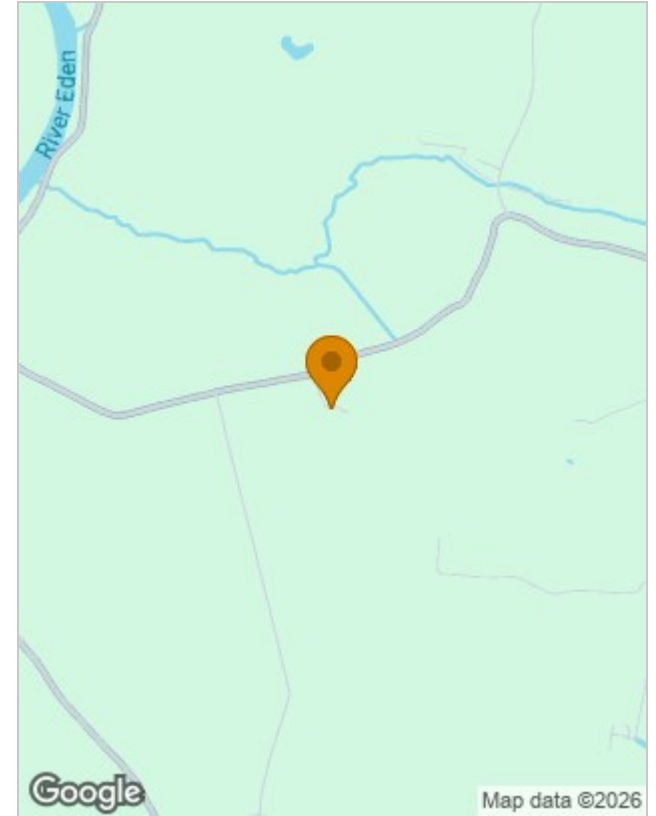
Company purchase: £120 (inc. VAT)

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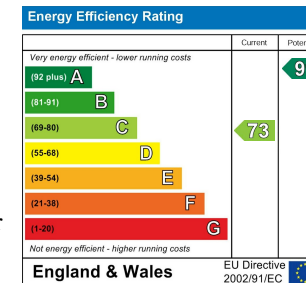
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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