

# Cumbrian Properties

## 6 Ghyll Croft, Ainstable



**Price Region £250,000**

**EPC-D**

Extended semi-detached property | Village location  
Open plan living/dining/kitchen | 3 bedrooms | 1 bathroom  
Gardens, decking & summer house | Local Occupancy

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## 2/ 6 GHYLL CROFT, AINSTABLE

An immaculately presented and extended, three bedroom, semi-detached property with fantastic living space set in the lovely village of Ainstable in the Eden Valley. The UPVC double glazed and oil central heated accommodation briefly comprises entrance hall, lounge with open fire, 22' open plan living/dining/kitchen with bi-fold doors opening onto the raised decked seating area, utility and cloakroom. To the first floor there are three bedrooms and bathroom. Low maintenance stone chipped front garden providing off-road parking for up to four vehicles and beautifully presented rear garden with raised decked seating area, lawn and summer house. The property is sold with a Local Occupancy Clause for the Cumbria area, having lived or worked in the area over the last three years. Local amenities including train station, shop and public house are available in the nearby village of Armathwaite (approx. five minute drive).

The accommodation with approximate measurements briefly comprises:

**UPVC double glazed door into entrance hall.**

**ENTRANCE HALL** Staircase to the first floor, UPVC double glazed window, radiator, wood effect flooring and storage cupboard. Doors to open plan living/dining/kitchen and lounge.

**LOUNGE (17'9 x 11'5)** Open fire with stone surround and marble hearth, UPVC double glazed window, two radiators, coving to the ceiling, wood effect flooring and UPVC double glazed French doors opening to the living/dining/kitchen.



LOUNGE

**OPEN PLAN LIVING/DINING/KITCHEN (22' max x 19'6 max)**

**KITCHEN AREA** Fitted kitchen incorporating wooden worksurfaces and upstands, stainless steel sink with mixer tap, four ring induction hob with extractor hood above, integrated double oven, integrated dishwasher and space for fridge freezer. UPVC double glazed window, coving to the ceiling, ceiling spotlights and tiled flooring.

**DINING LOUNGE AREA** Bi-fold doors opening onto the decked patio, UPVC double glazed door to the rear garden, wall and base units, radiator, ceiling spotlights, tiled flooring and door to utility room.

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#### LIVING/DINING/KITCHEN

**UTILITY ROOM (9'6 x 9')** "L" shaped room incorporating plumbing for washing machine, space for tumble dryer, oil boiler, wall and base units with complementary worksurface, stainless steel sink unit, UPVC double glazed windows and UPVC double glazed door to the rear, radiator, tiled flooring, ceiling spotlights and door to cloakroom.

**CLOAKROOM** Two piece suite comprising low level WC and wall mounted wash hand basin. Radiator, tiled flooring, ceiling spotlights and UPVC double glazed frosted window.

#### **FIRST FLOOR**

**LANDING** Loft access, UPVC double glazed windows, airing cupboard, doors to bedrooms and bathroom.

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**BEDROOM 3 (8'7 x 8'6)** UPVC double glazed window, radiator and coving to the ceiling.



BEDROOM 3

**BEDROOM 2 (11'8 max x 11'4 max)** UPVC double glazed window, radiator and coving to the ceiling.



BEDROOM 2

**BEDROOM 1 (11'6 x 10'9 max)** UPVC double glazed window, radiator, built-in wardrobes, coving to the ceiling and wood effect flooring.



BEDROOM 1

**BATHROOM (5'9 x 5'5)** Three piece suite comprising shower above panelled bath, low level WC and pedestal wash hand basin. Towel rail radiator, fully tiled walls, panelled ceiling with spotlights, tiled effect vinyl flooring and UPVC double glazed frosted window.

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BATHROOM

**OUTSIDE** Low maintenance, stone chipped, front garden providing parking for up to four vehicles. Gated access to the side of the property, laid to Indian sandstone, leads to the rear garden incorporating a raised decked seating area, lawn with flower borders and **SUMMER HOUSE (13'5 x 8')**.



REAR GARDEN



REAR GARDEN



FRONT EXTERNAL

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

**COUNCIL TAX** We are informed the property is Tax Band B.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

