



| Ainstable | Carlisle | CA4 9RE

Guide Price £525,000



**david britton**  
ESTATES

## Key features

- Beautiful 4 bedroom 1600 sqft period home
- Sits in around 2 acres in an elevated position
- Desirable village location at the foot of the pennines
- No Onward Chain
- Traditional kitchen with pantry, boot room and utility
- 4 Double bedrooms
- Elevated position with wonderful views
- Established gardens to front and rear
- Large detached garage/outbuilding & conservatory
- Includes over 1 acre of woodland

## Description

**\*\* OVER 1600 SQFT OF PERIOD CHARM WITH WOODLAND TO THE SIDE!!\*\***

Sitting on an elevated 2-acre plot with stunning countryside views, this charming period home is located on the edge of the popular village of Ainstable with a large detached garage/workshop and a large area of woodland to the side and rear. Ready to move into and offered with no onward chain, Towngate Cottage is beautifully presented throughout and boasts many period features and plenty of charm, having feature fireplaces, beams, exposed stone walls, and some mullion windows.

Internally, on the ground floor there is a light filled entrance hallway with a lovely, exposed stone wall, a traditional kitchen with quality fitted cabinetry, character filled lounge with a dual sided wood burning stove, dining area with a feature fireplace housing a wood burning stove, pantry, cloakroom, boot room and utility room. The first floor comprises four double bedrooms with the master bedroom having an impressive vaulted beamed ceiling, family bathroom and a separate shower room. Off the first-floor landing there is an additional snug space making this a flexible home for a variety of needs, with most of the bedrooms having open countryside views towards the village.

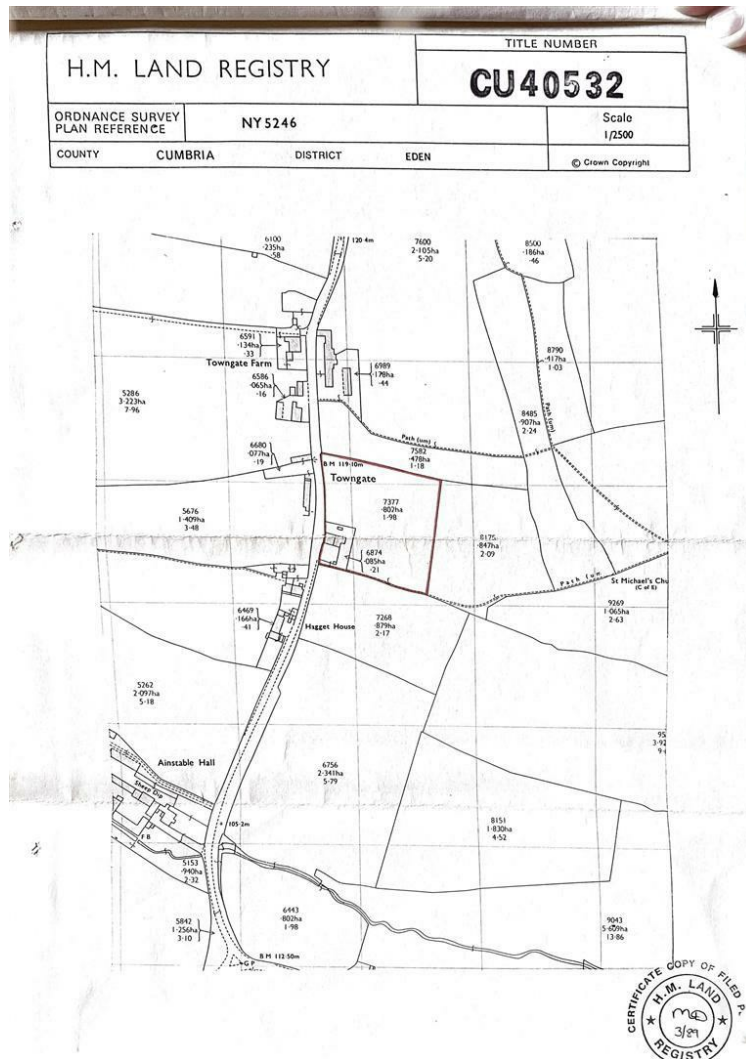
Externally, the property itself sits on a plot of around 2 acres with a large woodland area, gated driveway with a grassed parking area for a number of vehicles, a substantial private lawned cottage style garden to the front and rear which is bordered by an abundance of flowering plants, bulbs, shrubs and trees. To the rear there is a large detached garage/outbuilding providing storage for a number of vehicles with an attached workshop to one side and a conservatory to the other side, a perfect sociable space which would perhaps be suitable for a hot tub or to create an office space, ideal for working from home. Subject to the relevant planning consents this home would make a wonderful lifestyle opportunity with the options to work from home or conv

## Directions





# Floor plans



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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