



4 Ghyll Croft, Ainstable, CA4 9QF

Guide Price **£300,000**

PFK

4 Ghyll Croft

The property:

Found in the tranquil Eden Valley village of Ainstable, equidistant from Carlisle and Penrith and just under 2 miles from the thriving village of Armathwaite, is this absolute gem – and if you meet the local occupancy criteria – then we're pretty sure that you will want to snap this straight up and make it yours! This property has so much on offer, inside and out, including two driveways providing plenty of off street parking, a detached garage with remote electric door plus EV charging point, a thoughtfully designed landscaped garden ensuring optimum privacy with clever choices in planting and it is fenced and gated to help keep little feet and paws safe!

Internally the lounge is dual aspect with French doors out to the rear garden and a solid wood floor and multifuel stove, the large dining kitchen is also dual aspect with solid wood flooring and another multifuel stove. There is a single story extension offering a useful boot room, a cloakroom WC and utility room, which completes the ground floor accommodation. The first floor landing looks out over the garden and the open countryside beyond and doors lead off to three double bedrooms and the family bathroom, but this is not where the accommodation ends!

Out in the garden there is a treat in store, with over 500 square feet of additional living space arranged over three rooms, currently an office with separate entrance but also an internal door leading through to the bar, which has French doors that open up onto the spacious patio and finally with its own separate entrance is the gym. Of course these rooms may suit your needs differently, but wow – what a great space, what a fabulous property, what are you waiting for, do not miss out on 4 Ghyll Croft.





Ainstable, Carlisle

The location:

Nestled in the heart of the picturesque Eden Valley, Ainstable is a charming and peaceful village offering idyllic rural living. Set amidst rolling countryside and overlooking the River Eden, the village offers stunning views and excellent walking routes and is perfect for an outdoors lifestyle. Just a short drive or cycle away in the historic village of Armathwaite, you'll find a range of essential services and community amenities including; train station on the Carlisle-Settle line with direct links to Carlisle and Penrith, great for commuters and day-trippers, a primary school, pubs, plus a village shop and post office.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

Local Occupancy Clause - Cumbria Wide

Directions

4 Ghyll Croft can be located with the postcode CA4 9QF and identified by a PFK For Sale board. Alternatively by using What3Words: [///amazed.ratty.widely](https://www.what3words.com////amazed.ratty.widely)



ACCOMMODATION

Entrance

Hallway

Lounge

17' 3" x 10' 1" (5.27m x 3.07m)

Dining Kitchen

17' 4" x 10' 0" (5.28m x 3.05m)

Boot Room

7' 3" x 5' 9" (2.20m x 1.76m)

Cloakroom WC

3' 11" x 2' 5" (1.20m x 0.73m)

Utility Room

8' 3" x 7' 3" (2.51m x 2.21m)

FIRST FLOOR

Landing

Bedroom 1

12' 10" x 8' 11" (3.92m x 2.72m)

Bedroom 2

10' 6" x 9' 3" (3.19m x 2.83m)

Bedroom 3

9' 10" x 8' 2" (3.00m x 2.48m)

Bathroom

6' 11" x 6' 6" (2.11m x 1.98m)

THE GARDEN ROOMS

The Office

14' 2" x 12' 4" (4.32m x 3.75m)

The Bar

16' 2" x 12' 1" (4.92m x 3.69m)

The Gym

12' 2" x 10' 8" (3.72m x 3.26m)





EXTERNALLY

Rear Garden

Landscaped and gated rear garden with lawn, patio area, and border planting that maximises privacy.

Garage

Detached garage with electric door

Driveway

6 Parking Spaces

EV charging

1 Parking Space







Local Occupancy Clause

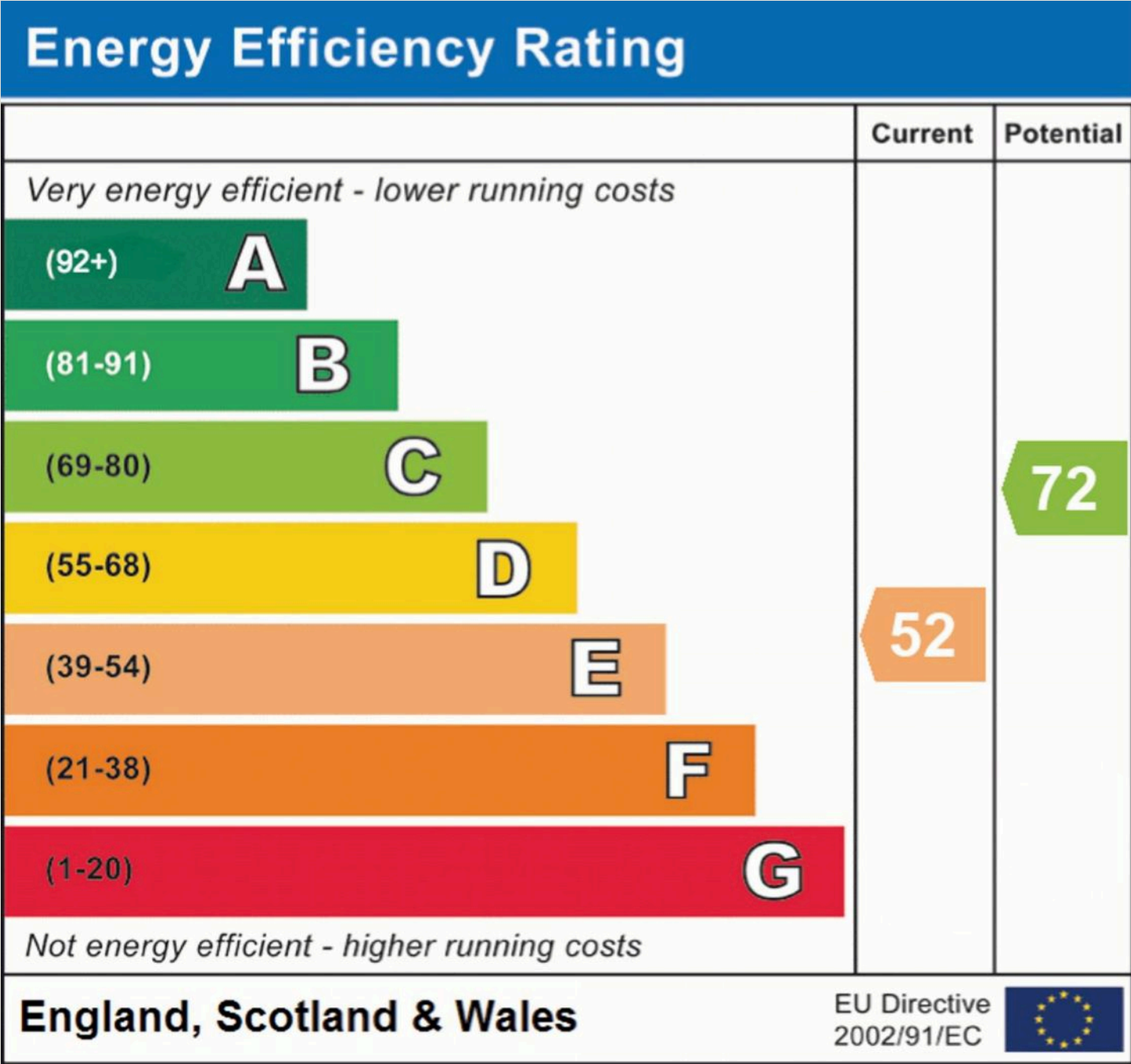
This property falls under the legislation of Section 157 of the Housing Act 1985. This is an Ex-Eden Council property and cannot be sold as a second home or a holiday let. The criteria for prospective purchasers (PP) is at least one PP, must be able to provide evidence of 'Living or Working within the County of Cumbria' for 3 years prior to purchase. Within the Legacy Eden District Council properties, there is a 'Discretionary Consent' process. When a PP does not meet the criteria set out under S157 (3) of the Act, the Council can look at individual cases and consider a discretionary consent, whereby an individual's circumstances will be taken into account, for example, if they have relatives in the District of WaF, have been brought up in Cumbria, have obtained employment within Cumbria working for a Cumbrian Employer or have children attending schools in the District of WaF. We have guidance documents provided by the Council detailing the process that we can send to you if required.

Services

Mains electricity, water & drainage; oil central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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