

PENNINE WAYS
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IVY COTTAGE, LEADGATE, ALSTON



A Stone Built Two-Bedroomed Semi-detached Cottage situated in the quiet hamlet of Leadgate on the outskirts of Alston Market Town with views over Alston Moor and the surrounding fells. The property benefits from a sunroom and mature gardens to the front side and rear. An additional storeroom is adjacent to the property.

Price: £195,000

Ivy Cottage, Leadgate

This is a delightful two-bedroomed semi-detached cottage situated in the quiet hamlet of Leadgate. Stone built with the benefit of a sun room added to the front of the property giving a wonderful all-round view of the surrounding fells. There are also three attached outside storerooms and a further shed with a right of way over the neighbouring property. The gardens are to the front, side and rear of the property.



Ivy Cottage is approached from the road, through the metal gate and up three stone steps. Proceed up the stone flagged pathway to a small patio area and up one more step leading to the front door and into:

Sunroom

4.30m x 2.35m (13'3" x 7'9")

Windows and glass to three sides, set on half stone walls with wooden sills. Pine panelling between glass panes, electricity supplied and light inset into internal reception hallway.

Through three-quarter glazed door into:

Reception Hallway/Dining Room

3.38m x 4.61m (11'0" x 15'6")

This is a 'U' shaped area on two levels with exposed beams in the ceiling and walls. Two painted stone walls, and three doors off with further door through archway. Stairs leading off to first floor with storage cupboard underneath. Laminate wall panelling to two small areas, one under stairs and also at foot of the stairwell, which also includes coat hook rail and cupboard housing electricity meter and fuse box. Storage heater and inset window to rear with wooden sill and wood above. Light inset to sun room.



Under archway and through door from hallway into:

Living Room

4.56m x 4.05m (14'11" x 12'9")

Inset window sash window to front with wood panelling to both sides and sill, secondary double glazing installed. Stone work fireplace with open fire and wooden shelf to either side. Stone mantle over and stone hearth. Storage heater, exposed wooden beams in ceiling and laminate panelling over fireplace.

From Living Room, through door into:

Kitchen 1.57m x 3.43m (5'1" x 11'8")

This is a single storey extension to the rear of the property and provides room for a galley kitchen with exposed stone and laminate wood walls. Floor units to one wall and some wall units over. Granite effect work surfaces with space under for a fridge and electric cooker point. Inset window to rear with air vent and further light inset to Utility Room. Strip light and single drainer stainless steel sink with mixer tap over.



From Hallway through half glazed door with frosted glass to:

Utility Room 1.67m x 1.59m (5'5" x 4'9")

Wooden floor unit and wood work surface over, stone painted walls to two sides and laminated sloping ceiling. Half glazed back door to rear patio area.

From Hallway, up three wooden steps to:



Bathroom

1.94m x 3.09m (6'9" x 10'1")

Comprising white three piece suite: low level w.c., bath and basin. Lined, tongued and grooved wood panelling to three walls and side of bath. There is a separate shower cubicle with tiling all round. Further tiling to one wall. Inset frosted glass window over bath and cupboard housing hot water tank with immersion heater and shelf over. There is also an electric wall heater and electric heater towel rail.

From Hallway, under archway and up stairs with handrail to:

Landing Area.

Storage heater and step up each side to two bedrooms.

Bedroom 1 4.70m x 3.89m (15'4" x 13'2")

Inset sash window with wooden sill. Secondary double-glazing fitted and ceilings extend partway into roof space.

Bedroom 2 4.70m x 3.12m (15'4" x 9'9")

Inset sash window with wooden sill. Secondary double-glazing fitted and ceilings extend partway into roof space. There is a built in single bed with storage space underneath, leaving ample space for second bed in the room. Built in cupboard with cold tank over. Loft hatch.

Outside

The area of garden at the front of the property is laid mainly to lawn, enclosed by borders containing mature trees and shrubs and bounded on two sides by stonewalls with hedging separating the next-door property. There is a stone flagged pathway around the side of the house to the storage shed. This pathway then continues around to the back of the property where there is a further gateway with two steps down leading to the patio area at the rear which is again bordered by stone walls and a raised garden area. There are three stone steps leading down to the back door. Two further storage sheds are accessed via the patio area at the rear and the fourth shed is accessed via a pathway behind the adjoining property.



Additional Information

The vendors have advised that the neighbouring property is a holiday cottage. The septic tank is situated in the neighbouring farmers' field access to which is gained through the field gate to the rear of the property. All curtains and carpets are included in the sale price and any further items are negotiable.

Ivy Cottage is situated down a quiet road in the hamlet of Leadgate and is approximately two miles from the town of Alston and its amenities as follows:

The schools at Alston provide education from the ages of 5-16 years. The town also provides banking services, a dentist, a cottage hospital, doctor's surgery, fire station and police station. There are also an abundance of local shops in Alston providing for most everyday needs.

Services

- Council Tax Band B
- Mains water.
- Mains electric.
- Drainage via septic tank.
- Broadband is available subject to contract with Cybermoor or BT.
- Telephone cables are to the neighbouring property.

Tenure

The vendor advises us that the tenure to this property is Freehold

Directions

From our office in Alston proceed down the hill, turning left at the bottom along Townfoot. Go over the bridge and continue on the Penrith road, taking the first turning

left, signed Garrigill and Leadgate. The property will be seen on the right hand side after approximately 1½ miles.

Viewing

Strictly by prior appointment with the sole agent, PENNINE WAYS. To arrange an appointment, please ring 01434 381808.

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