

**NORTH VIEW COTTAGE,
IREBY, WIGTON**

Edwin
Thompson



Zoopa.co.uk

onTheMarket.com

rightmove.co.uk
The UK's number one property website

North View Cottage,

Ireby, WIGTON, Cumbria, CA7 1DX

Brief Résumé

North View Cottage is situated in the lovely village of Ireby, on the fringes of the National Park. The property has two double bedrooms and has recently been refurbished by the current owner. Internal viewing highly recommended.

Description

North View Cottage dates back approx 200 years and has recently been refurbished to include a new kitchen, bathroom, central heating and roof. Located in the centre of the Village, the property is situated close to all the local amenities. Keswick Town is nearby and only a 20 minute drive with Cockermouth being slightly closer. There is easy access to Carlisle, Penrith and the M6 motorway.

North View Cottage is a lovely mix of traditional charm and contemporary living. As you approach the property, there is parking to the front and you enter through a traditional but new front door. The lounge/diner is the first room you are greeted with and is very generous in size, to the right of the room is a wonderful chimney breast housing a wood burning stove with sandstone mantle above and exposed beams to the ceiling. There is plenty of room in this area for large sofas and furniture. The left hand side of the room is available for a good size dining table should you wish to have one. The kitchen is newly fitted



and is very well thought out with plenty of work space and storage. A door from the kitchen takes you to a paved area for seating and then on to a raised grassed area and further seating area, a good size brick storage shed is also here. The stairs to the first floor are sanded back to the wood and give a light and airy feel as you proceed to the landing that is of a good size and gives access to all rooms. The master bedroom is a very large double with plenty of room for furniture and the second bedroom is again a good size and able to accommodate a double bed and desk space. The bathroom is newly fitted and very tastefully done to include a free standing bath, separate shower cubicle plus wash hand basin and WC encased in units. The property is fully double glazed and has oil fired central heating.

Accommodation:

Entrance

Front door enters from the pavement into:

Lounge/Diner

This room is double fronted with windows either side of the front door. Flavel wood burning stove is housed in a fireplace with feature painted stone behind and sandstone mantle above and slate hearth. Original beams to ceiling. Solid wood flooring. Radiator. Door to first floor. Door to:



Kitchen

Newly fitted and modern in design with a full range of wall and base units with solid wood work surface. Integrated AEG electric oven and Induction hob with electric fan above. Integrated dishwasher, fridge and freezer. Belfast sink with mixer tap. Solid wood breakfast bar with door below accessing the under stairs housing fully plumbed washing machine. Tiled floor with electric under floor heating. Part tiled to walls. Large window facing the rear garden. Recess lighting. Door to rear garden

Stairs to First Floor

Landing

Window to rear. Sanded wood flooring. Doors to all rooms. Door to airing cupboard housing condensing tumble dryer and storage. Radiator.

Master bedroom

Good size double bedroom. Window to front. Radiator. Loft hatch.

Bedroom Two

Double bedroom. Window to front. Radiator.

Bathroom

Free standing bath. Separate shower cubicle. WC and wash hand basin housed in vanity unit. Chrome ladder style radiator. Fully tiled to walls. Respatex panelling to ceiling. Window to rear. Painted wood flooring.



Outside

The property is accessed from the pavement to the front where there is parking for two cars. To the rear of the property from the kitchen door you enter on to a paved area for seating. The oil boiler is also located here. There is a raised section of lawn bordered by a low brick wall and past that a further paved seating area where there is also a wood store and access into a brick storage shed. A paved path runs down the side of the garden and gives pedestrian access through a gate and out to the back.

Services

All main's services are connected (no gas). Hot water and heating are supplied by an oil fired combination boiler located in the garden. The oil tank is also located in the garden.

Tenure

Freehold

Agent's Note

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Council Tax

The vendor informs us the council tax is Band A. £1499.39 for 2024/25



Mobile phone and Broadband services

CA7 1DX		Mobile Signal			
		Voice	3G	4G	5G
Three	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
Vodafone	Indoor	✗	✗	✗	✗
	Outdoor	✓	✓	✓	✗
O2	Indoor	✗	✗	✗	✗
	Outdoor	✓	✗	✗	✗
EE	Indoor	✓	✗	✓	✗
	Outdoor	✓	✓	✓	✗

✓ Good Coverage ⚠ You may experience problems ✗ No coverage
5G ✗ Not yet available in this area

*Information provided by the signalchecker.co.uk website

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.



CA7 1DX	Broadband
FTTH/FTTP	✗
Ultrafast Broadband (>=100 Mbps)	✗
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✗
ADSL2+	✓
ADSL	✓

↓ Download: 34.5 Mbps

↑ Upload: 4.7 Mbps

*Information provided by the thinkbroadband.com website.

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3468945



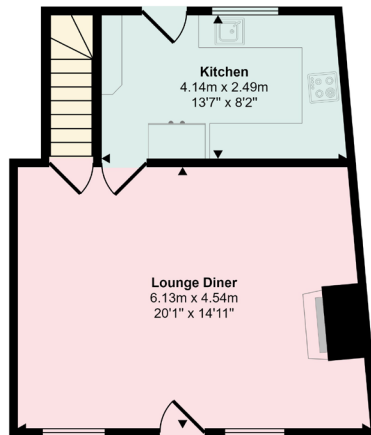
28 St John's Street,
Keswick,
Cumbria
CA12 5AF

T: 017687 72988
F: 017687 71949
E: keswick@edwin-thompson.co.uk
W: edwinthompson.co.uk

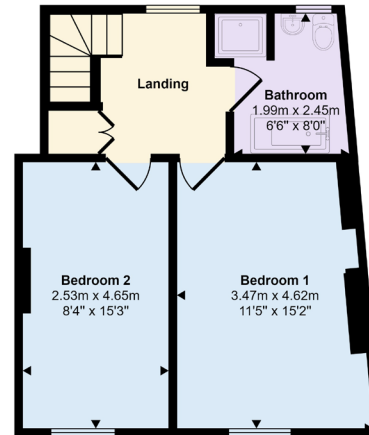
Edwin
Thompson



Approx Gross Internal Area
81 sq m / 870 sq ft



Ground Floor
Approx 40 sq m / 428 sq ft



First Floor
Approx 41 sq m / 442 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86
69-80	C		
55-68	D	63	
39-54	E		
21-38	F		
1-20	G		

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street,
Keswick, Cumbria, CA12 5AF.

Regulated by RICS



IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
- All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
- No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
- No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
- These particulars were prepared in June 2024