

**SWALEDALE COTTAGE,
RUTHWAITE, IREBY,
WIGTON**

Edwin
Thompson



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Swaledale Cottage,

Ruthwaite, Ireby, WIGTON, Cumbria, CA7 1HG

Brief Résumé

A beautifully presented two-bedroom Lakeland stone cottage nestled in the lovely rural hamlet of Ruthwaite, within the northern boundary of the Lake District National Park. Full of character and charm, this delightful home has been tastefully refurbished and benefits from private parking, a tiered rear garden and stunning countryside views. A hidden gem.

Description

Swaledale Cottage is a Lakeland stone terrace cottage situated in the peaceful hamlet of Ruthwaite within the Northern boundary of the Lake District National Park. The nearby village of Ireby offers local amenities including a primary school, traditional pub and a church.

It is ideally located for exploring the wider region with Keswick being 10 miles south, Cockermouth, 13 miles west and Penrith and M6 motorway – approx. 20-24 miles east.

Ruthwaite is a peaceful, historically rich hamlet known for its connection to Cumbrian rural life and the folklore of John Peel. Surrounded by the Lakeland fells and rolling countryside it offers easy access to scenic walks straight from your doorstep.

The property is accessed via a tarmac driveway. The front door enters a porch with plenty of room for coats, shoes and boots. From here a further door enters the entrance hall with access to downstairs rooms and a staircase to the first floor. The lounge/diner is a lovely light bright room with dual aspect windows looking to the front and rear garden. Central to the internal wall is a gas fired flame effect heater, housed in

slate surround and hearth. Returning to the entrance hall, a door takes you to the kitchen that is modern in design with a full range of wall, drawer and base units. The external door gives access to the rear garden and newly laid patio with porcelain tiles.

From the entrance hall a staircase takes you to the first floor where a feature stone wall takes centre stage. To the first floor there are two double bedrooms. Bedroom one looks to the front aspect and bedroom two looks to the rear garden, both with traditional timber beams. The bathroom is neatly designed with a bath and shower above. To the landing is an airing cupboard housing a recently installed Vaillant gas fired combination boiler.

To the outside the front has a tarmac driveway and is bordered to one side with a low Lakeland stone wall that is planted with mature shrubs and plants. To the rear, the porcelain tiled patio is newly installed and gives a lovely space for al fresco dining. Steps lead up to a tiered lawned garden bordered by stone walls and new fencing with garden shed included.

What3words/// impresses.spans.mixed

Accommodation:

Entrance

Via drive way. Door to:

Entrance Porch

Newly laid tiles to wall and floor. Window to side. Plenty of room to hang coats and store boots and shoes. Door to:

Entrance Hallway

Access to Lounge/diner and kitchen. Staircase to first floor. Radiator. Door to cupboard under the stairs. Exposed timbers.

Lounge/Diner

Dual aspect windows looking to the front and rear of the property. Gas fire housed in slate surround with slate hearth. Exposed beams. Two radiators. Space for dining table and chairs.

Kitchen

Full range of fitted wall, drawer and base units with contrasting work surface. Single bowl sink and drainer. Tile splash backs. Integrated electric oven, grill and hob with extractor above. Space for free standing fridge/freezer and washing machine. Window looking to rear garden. Door to rear garden. Radiator.

Staircase to First Floor

Landing

Radiator and window to half landing. Access to all rooms. Feature exposed stone wall. Door to airing cupboard with shelving and housing recently installed Vaillant combination gas boiler.

Bedroom One

Double bedroom. Window to front aspect. Exposed beams above window. Radiator.

Bedroom Two

Double bedroom. Window looking to the rear garden and views of the fells. Built in wardrobes. Radiator.



Bathroom

Bath with shower above. WC. Wash hand basin. Partly tiled to walls. Radiator. Window to rear.

Outside

To the front of the property is a tarmac driveway with Lakeland stone wall bordering one side planted with mature shrubs and plants. To the rear the spacious patio has been newly laid with porcelain tiles. The garden is bordered by stone walls and newly installed fencing. From the patio, stone walls create a tiered grassed garden with shrubs and plants. Garden shed included.

Services

LPG gas tank, (shared between three properties), on an automated telemetry system with individual metering. Septic Tank fully compliant with 2020 regulations. Mains water and electricity. Vaillant gas-fired combination boiler located in the airing cupboard on the first floor landing.

Tenure

Freehold

Agent’s Note

Appliances included, mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Council Tax

The vendor has advised us the property is within The Cumberland Council and is council tax band D. 2025/2026 is £2355.55 per annum.



Mobile phone and Broadband services

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

Average in CA7 1HG in the last 12 months:

⬇ Download: 30.6 Mbps

⬆ Upload: 5.4 Mbps

*Information provided by the thinkbroadband.com website.

Viewing

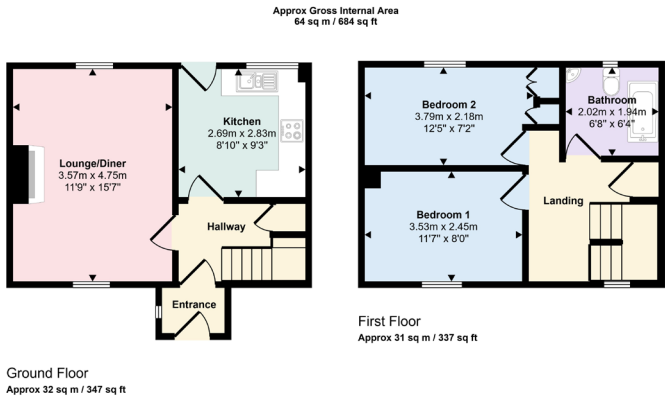
Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

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Score	Energy rating	Current	Potential
92+	A		11
81-91	B		
69-80	C		
55-68	D	58	
39-54	E		
21-38	F		
1-20	G		

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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