

THE SUN, IREBY, WIGTON

Edwin
Thompson



[Zoopla.co.uk](https://www.zoopla.co.uk)

[onTheMarket.com](https://www.onthemarket.com)

[rightmove.co.uk](https://www.rightmove.co.uk)
The UK's number one property website

The Sun,
Ireby, WIGTON, Cumbria, CA7 1EA





The Sun, Ireby, WIGTON, Cumbria, CA7 1EA

Brief Résumé

A beautiful, detached country house with adjoining barn conversion known as Keats Barn currently used as a successful holiday let. Two-acre paddock to the rear and situated in the peaceful fell village of Ireby. The Sun has that enviable combination of period style with contemporary fittings and finishes and enjoys beautiful rural views at the rear.

The property is steeped in history, The Sun Inn was the huntsman John Peel's favourite haunt and was also visited by Charles Dickens and Wilkie Collins. In 1818 the poet John Keats visited Ireby and stayed at The Sun during a walking holiday of the area. Hence, the name given to the barn conversion.

Description

The Sun is a former traditional old village coaching inn which has been converted to what is now an immaculate 5 bedroomed house. The property has been totally renovated, and the recently completed work has been undertaken to the very highest order with top quality fixtures, fittings, and furnishings and now offers modern spacious and comfortable accommodation whilst retaining much of the original character. Accommodation briefly comprises, on the ground floor, impressive lounge with large sandstone fireplace, beautiful dining room with beamed ceiling and double aspect windows, sitting room with feature internal window, fabulous breakfast kitchen with oil fired range, useful utility/boot room and shower room. All five bedrooms are found on the first floor accessed via stone staircase with half landing. The master bedroom has an exposed stone wall, another bedroom incorporates an en-suite shower room, and there is a family bathroom with large roll top bath. Internal viewing is absolutely essential to appreciate the tasteful attention to detail and the high specification which has included: exposed beams, cottage style latched doors, high quality Herdwick wool carpets, intruder alarm system, ethernet cabling and TV points in most rooms.

Included with The Sun is Keats Barn, an attached conversion currently used as



a very successful holiday let with stunning design and charm, solid wood doors and balustrades, incorporating two bedrooms and shower room downstairs and open plan lounge/kitchen to first floor with vaulted ceiling, exposed timbers, and wonderful fell views.

To the rear is a large garden backing onto open countryside, the field immediately to the rear amounting to approximately 2 acres is also included with this property.

The Sun enjoys a most pleasant village location with an entirely rural aspect to the rear over the rolling Cumbrian landscape with views towards the northern Cumbrian fells of the Lake District National Park. Ireby sits on the National Park boundary, and therefore offers easy access to this area of outstanding natural beauty, whilst also being just a short distance from the beautiful Solway coast.

Directions

From Keswick leave via Crosthwaite Road and cross the A66 at the roundabout to follow the A591 along the eastern side of Bassenthwaite Lake. Continue past Bassenthwaite village to the right and onto the staggered junction with the Castle Inn on the far corner. Turn right at this junction signposted for Ireby and remain on this road until the left hand fork signed Ireby. As you enter the village, The Sun is around 100 yards on your right-hand side.

The Sun Accommodation:

Ground Floor

Entrance Porch

Entrance door. Side windows. Stone floor. Oak bench seat. Door to:

Lounge

Window. Feature alcoves and beamed ceiling. Large sandstone fireplace and hearth with Burley log burner. Old style radiators. Double glazed doors leading out to the garden. Double doors to:



Dining Room

Two windows with fitted linen blinds. Window seats. Exposed beams to ceiling. Feature sandstone fireplace and hearth. Open fire grate. Recess with exposed timber lintel. Old style radiator. Double doors to Inner Hallway. Door to Breakfast Kitchen. Door to Sitting Room.

Sitting Room

Window. Cast iron open fireplace. Slate hearth. Extensive range of fitted shelves. Fitted low level cupboards. Old style radiator. Sandstone window with exposed lintel to Breakfast Kitchen.

Breakfast Kitchen

Three windows. Good range of wall shelves and base units providing cupboards and drawers. Contrasting work surfaces. One and half bowl stainless steel sink with mixer tap. Oil fired range with 2 hot plates, hot tray and 4 ovens. Separate electric hob and oven. Space for fridge. Plumbing for dish washer. Recessed ceiling lights. Extractor fan. Radiator. Door to Inner Hallway. Stable door to rear garden.

Inner Hallway

Window. Understairs cupboard. Stone stairs to first floor with oak posts, banister and balustrade. Double doors back to Dining Room. Door to:

Utility/Boot room

Porcelain wash basin. Plumbing for washing machine. Space for dryer. Worcester floor mounted oil-fired boiler. Pressurised hot water system including mega flow high efficiency cylinder. High ceiling with round "porthole" sky lights. Stable door to rear garden. Door to:

Shower Room

Two windows. Large walk-in shower cubicle. WC. Wash basin. Heated towel rail. Old style radiator. Recessed ceiling lights.



First Floor

Landing

Split Level. Radiator. Access to 5 bedrooms and Bathroom.

Master Bedroom

Window. Sandstone fireplace. Raised grate. Sandstone hearth. Exposed stone wall and chimney breast. Exposed roof timbers. Radiator.

Bedroom 2

Window. Double room. Double fitted wardrobes. Radiator.

Bedroom 3

Window. Double Room. Sandstone fireplace. Walk-in wardrobe with light. Radiator. Door to:

Ensuite Shower Room

Three-piece suite comprising WC, wash basin and shower cubicle. Heated towel rail. Extractor fan.

Bedroom 4

Window. Double room. Stone fireplace. Radiator.

Bedroom 5

Window. Double room. Stone fireplace. Cupboard. Radiator.

Bathroom

Window. Velux window. Roll top bath. Bidet. WC. Wash basin. Wall light. Extractor fan. Heated towel Rail.



Keats Barn Accommodation:

Ground Floor

Hallway

Double entrance doors. Electric heater. Understairs cupboard. Door to Master Bedroom. Door to Bedroom 2. Door to Shower Room. Staircase to first floor. Stable door to rear courtyard.

Master Bedroom

Two windows. Fitted wardrobe. Electric heater.

Bedroom 2

Window. Electric heater.

Shower Room

Window. WC. Wash basin. Shower cubicle.

First Floor

Open Plan Lounge/Kitchen

Two windows. Velux windows. Exposed beams. Burley log burner. Sandstone hearth. Base and wall units. Wooden worktop. One and a half bowl sink with mixer tap. Electric oven. Induction hob. Microwave. Breakfast bar.

Outside The Sun

The front of the property is slightly set back from the road and has a broad lawned and slate mulch forecourt over much of the width of the property enclosed by a low Lakeland stone wall.

A large rear garden consisting mainly of lawn, with patio, covered gazebo (external electric socket), fire pit area and ornamental trees and ferns, backs onto open countryside. Two garden sheds. The field immediately adjoining the rear with some fruit trees and extending slightly to the south with wonderful views of Skiddaw, is to be included in the sale and extends to approximately 2 acres.



Outside Keats Barn

The front of the property has a tarmac driveway for offroad parking and to the rear is an enclosed garden with shrubs and a courtyard accessed via a Cul-de-Sac known as Sun Croft. Large shed with light, electric socket and adjoining wood store.

Agent's Note

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

Services

Mains electricity, water, and drainage are connected. Central heating and water heating for The Sun is provided by the oil-fired boiler and hot water tank located in the Utility Room.

Council Tax

The Sun - Edwin Thompson is advised by our client and identifies the property to be within "Band D". The Cumberland Council website quotes the combined General / Core council tax totals for 2022/23 (not updated as of 16th October 2023) as £2018.94.

Keats Barn - The Cumberland Council website identifies the property to be within "Band B" and quotes the combined General / Core council tax totals for 2022/23 (not updated as of 16th October 2023) as £1570.29.

Offers

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

Viewing

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

REF: K3272009



The Sun,
Ireby, WIGTON, Cumbria, CA7 1EA





The Sun

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	75 C
39-54	E		
21-38	F		
1-20	G		



Keats Barn

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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



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:

1. 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.
2. 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.
3. 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.
4. 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.
5. These particulars were prepared in October 2023