

**IREBY MILL,
IREBY, WIGTON**

**Edwin
Thompson**



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Ireby Mill,
Ireby, WIGTON, Cumbria, CA7 1DS



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Brief Résumé

A fabulous opportunity to acquire this five bedroom family house situated just north of Keswick, in the popular village of Ireby. This impressive and beautifully presented detached house has been recently modernised and boasts a double garage, gardens, parking and three reception rooms. This property is a must see to appreciate the fine attention to detail.

Description

This delightful family house is arranged generously over two floors. Dating from the 1800's, Ireby Mill was once part of the old working Mill and has retained many fine period features such as flag stones, exposed beams and fireplaces whilst having been sympathetically renovated by its previous owners to incorporate modern living and is also remarkably energy efficient.

The House is approached via double wooden gates that lead to a gravelled parking area where there is a double garage and ample parking. From here there is a gate that takes you into the garden. The front door leads into a spacious entrance hall with attractive flagstone and polished wooden floor and an open staircase to the first floor. Leading from the hall you can access all areas of the downstairs. To your left original stone steps open into the sitting room with double aspect windows and a fine fireplace with wood burning stove, this room follows into the dining room and lean-to workshop. To the right of the hall is a large kitchen/diner having separate pantry and utility room. At the far end is a large and spacious family room with double aspect windows and multi-fuel stove. To the first floor there are five bedrooms with the master bedroom featuring vaulted ceiling, exposed oak beams, a Juliet balcony and en-suite. There are two further bathrooms upstairs, with the family bathroom having a double free-standing shower, and an extra-large bath.

Ireby Mill benefits from oil fired central heating and is fully double glazed throughout. The property was fully refurbished in 2011 by the previous owners. The oil tank is situated at the back of the property and the septic tank is situated on neighbouring land, shared with that neighbour.

Ireby village is located on the edge of the Lake District National Park and is within easy commuting distance of the wonders the Lake District has to offer. The village has an



active village hall, friendly local pub, primary school with nursery and is also within the catchment area for the popular Secondary Schools in the area such as Keswick and Nelson Tomlinson.

Edwin Thompson thoroughly recommends internal viewing of this property.

Accommodation:

Entrance

Solid wooden entrance door located off the path from the garden, entering in to:

Entrance Hall

Flagged floor giving way to polished wood floor. Feature fireplace with cast iron surround. Ample space for coats and shoes. Corner sandstone seating bench. Staircase leading to first floor. Doors leading to all areas of the ground floor. Exposed oak beams. Radiator. Original stone steps to:

Lounge Area

Double aspect windows facing the garden. Large feature stone fireplace housing wood burner with solid wood and stone plinth above and stone hearth. Recess lighting. Radiator. Small window looking to the entrance hall. Door to:

Dining Room

Window. Exposed Oak beams. Recess lighting. Radiator. Door to:

Lean-to Workshop/Gym Area

Assortment of base units for storage. Double wooden doors leading to garden.

Downstairs WC

Polished wood floor. WC. Wash hand basin. Radiator.

Kitchen/Dining Room

Contemporary shaker style units with solid wood work surface. Single drainer sink. Large central island and breakfast bar with electric sockets, electric oven, and hob. A Sandford and Marshall wood fired stove with oven and cooking plates is set in a recess with wood mantle above, lighting and tiled backdrop. Space for free standing fridge/freezer. The kitchen has a window facing into the garden, polished floorboards and exposed beams and is completed by a generous walk-in pantry and utility room.



Pantry:

Tiled floor. Built in shelves. Original sandstone salting table for cold store. PIR lighting (passive inferred lighting)

Utility Room

Polished wood flooring. Radiator. Laundry chute. Cupboard housing Worcester oil fired boiler for heating and 300ltr hot water tank. Space for washing machine. Ceramic sink and drainer. PIR lighting.

The kitchen leads into the dining area with room for a large dining table. Radiator. Door to garden. Door to:

Family Room

Two windows facing the garden. Recess with sandstone surround, sandstone hearth housing wood burner. Exposed Oak beams. Radiator.

Staircase from Hallway leading to First Floor

Landing

Doors giving access to all rooms. Storage area for Tumble Dryer. Laundry Chute that takes clothes straight to the utility room where the washing machine is. Window to rear. Four Velux windows to the roof. PIR wall lighting.

Master Bedroom

As you enter there are two steps up to a large double bedroom with vaulted ceiling and exposed beams. Two windows face the garden. Patio doors open to a Juliet Balcony. Radiator. Flue from the multi-fuel burner below travelling through the room and out of the roof, giving a nice warmth but not hot to the touch. Steps down to:

En-Suite

Velux window. Bath. Corner shower unit. Wash hand basin. WC. Part tiled. Chrome ladder style towel rail.

Bedroom Two

Large double bedroom. Window facing the garden. Radiator. Exposed Oak beams. Interconnecting door to bedroom three.



Bedroom Three

Double bedroom. Window facing the garden. Radiator. Interconnecting door to bedroom two.

Bedroom Four

Large double bedroom. Window facing the garden. Vaulted ceiling with exposed beams. Radiator.

Bedroom Five/Study

Small double bedroom. Window facing the side. Radiator.

Family Bathroom

Window. Four-piece suite comprising WC, wash hand basin, bath and separate shower cubicle which is fully tiled with recess shelving. Radiator.

Bathroom Two

Three-piece suite comprising Bath, WC and wash hand basin. Part tiled. Chrome effect ladder style radiator. Velux window.

Outside

Accessed via wooden gates. Gravel parking area. Large decking area with power and lighting. Range of storage sheds. The garden is laid to lawn with mature hedging marking the boundary. Planted areas with a range of trees and shrubs. A paved pathway leads from the parking area round the decking and up to the entrance porch and entrance door.

Double Garage

Electric up and over door. Light. Power. Water.

Services

Water and electricity are on the mains. Drainage is to a septic tank, shared with The Old Mill and situated on the land of The Old Mill. Oil fired boiler located in the utility room providing central heating and hot water via a large water tank. The water tank, also in the utility room has a backup immersion heating capability for hot water.

Tenure

Freehold.



Mobile phone and Broadband services

		CA7 1DS	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

Agent's Note

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

Council Tax

Edwin Thompson is advised by our client that the council tax band is D and for the current year 24/24 is an annual charge of £2249.09



CA7 1DS	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: 35.6 Mbps

↑ Upload: 5.6 Mbps

*Information provided by the thinkbroadband.com website.

Offers

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

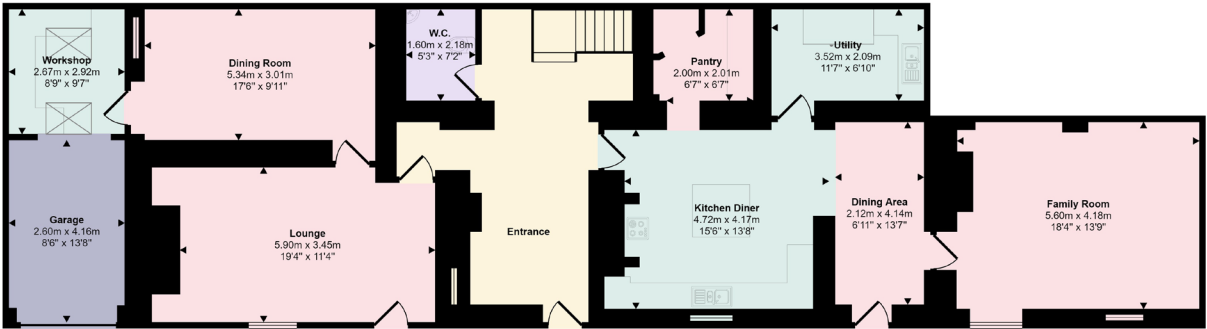
Viewing

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

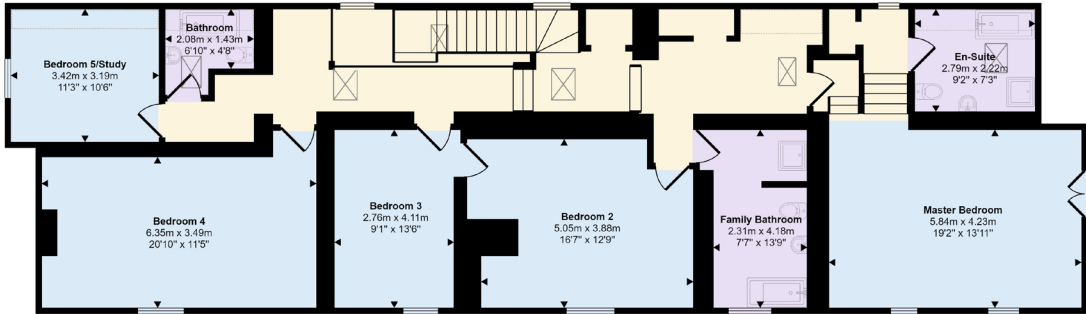
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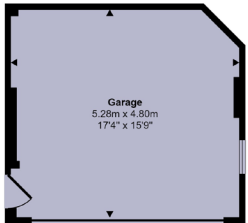
Approx Gross Internal Area
373 sq m / 4020 sq ft



Ground Floor
Approx 180 sq m / 1942 sq ft



First Floor
Approx 168 sq m / 1809 sq ft



Garage
Approx 25 sq m / 268 sq ft

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89
69-80	C	75	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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