

PKK

Town Head, Ireby, Wigton, Cumbria CA7 1DS

Offers Over: £410,000





LOCATION

Situated within the popular rural village of Ireby, nestled on the fellside on the edge of the Lake District National Park. Enjoying panoramic views over the countryside to the north Lakeland fells beyond, and yet within easy commuting distance of the A595, M6 motorway and Carlisle. The village supports an active village hall, public house, local primary school and is also within the catchment area for the popular Nelson Thomlinson Secondary School in Wigton.

PROPERTY DESCRIPTION

A charming and traditional, detached 3 bedroomed cottage in immaculate condition throughout, with mature gardens to front and rear with outstanding views, located in the rural village of Ireby on the edge of the Lake District National Park. Accommodation briefly comprises light and spacious open plan dining room/kitchen area with quality kitchen units and access to a rear patio and cosy living room with wood burning stove to the ground floor. To the first floor are 3 bedrooms, ample storage areas and a modern three piece bathroom. Externally, an office space has been created, ideal for working from home with further additional outdoor storage areas. The gardens offer impressive views and a number of patio areas allowing you to benefit from the sunshine throughout the day. All located in a rural village community, within a short drive of Cockermouth and Keswick town for amenities.

ACCOMMODATION

Entrance Porch

Accessed via front door. With windows to either side and part glazed door leading to the dining room.

Dining Room

3.06m x 3.53m (10' 0" x 11' 7") A front aspect reception room with tiled hearth and sandstone mantel, alcove shelving and storage cupboards, radiator, wood flooring and open archway leading to the kitchen.

Kitchen

4.76m x 1.43m (15' 7" x 4' 8") Galley style kitchen fitted with a range of wall and base units with complementary wood work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and panelled splashbacks. Integrated Belling electric oven with Zanussi hob and extractor over, plumbing for under counter washing machine and space for full height fridge freezer. Dual aspect windows, radiator and part glazed door leading to the rear garden.

Living Room

3.97m x 3.50m (13' 0" x 11' 6") A front aspect reception room enjoying open views. With sandstone fireplace housing wood burning stove, alcove shelving, radiator and wood flooring. An open archway with step up leads to the hallway.

Hallway

3.24m x 1.71m (10' 8" x 5' 7") Stairs to first floor with understairs cupboard, radiator.

FIRST FLOOR LANDING

With beams to the ceiling and rear aspect window at half landing level. The landing has a shelved storage cupboard and doors to all first floor rooms.

Bedroom 1

3.62m x 3.55m (11' 11" x 11' 8") Front aspect double bedroom with original cast iron fireplace with stone mantel, fitted wardrobe and radiator.

Bedroom 2

4.03m x 2.49m (13' 3" x 8' 2") Front aspect double bedroom with loft hatch and radiator.

Walk in Wardrobe/Under Eaves Storage Area

4.99m x 1.74m (16' 4" x 5' 9") With beams to the ceiling, radiator and side aspect window. Please note this room has restricted head height.

Bedroom 3

2.06m x 2.53m (6' 9" x 8' 4") Side aspect single bedroom with ceiling beam and radiator.

Bathroom

3.00m x 1.42m (9' 10" x 4' 8") Fitted with three piece suite comprising bath with mains shower over, wash hand basin on vanity unit and concealed cistern WC. Ceiling beam, wall mounted mirror fronted cabinet, part tiled walls, obscured rear aspect window, radiator and vertical heated chrome towel rail.

EXTERNALLY

Office & WC

To the side of the building, the outbuildings have been converted into an office (2.34m x 3.69m (7' 8" x 12' 1") accessed via part glazed door, with ceiling beams, power supply and dual aspect windows.

Adjoining the office, is an external WC (2.49m x 1.55m (8' 2" x 5' 1"), vented for a tumble dryer and fitted with wash hand basin and WC and rear aspect window.

Adjoining the WC is a log store.

Gardens and Parking

To the front of the property, there is offroad driveway parking and an enclosed mature garden, laid to lawn with established trees and shrub borders with raised vegetable plots. To the side is a generous storage shed (3.25m x 2.87m (10' 8" x 9' 5") housing the oil tank. To the rear, there is an enclosed, tiered garden with paved patio area lying directly behind the house, benefiting from an external light and tap. Steps lead up to a lawned area with further patio, shed and potting shed.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is D.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains electricity, water and drainage. Oil fired central heating and double glazing installed throughout. Solar panels fitted. Telephone line and broadband connection installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E


Viewing: Through our Keswick office, 017687 74546.

Directions: From the office, head out of Keswick towards the A66 via High Hill. Upon reaching Crosthwaite Road roundabout take the second exit signposted Carlisle. Continue along the A591 passing Bassenthwaite village until reaching the Castle Inn and turn immediately right signposted Ireby. After approximately two miles, turn left signposted Ireby, and follow the road into the village. On entering the village, turn second left, proceed past the school for approximately half a mile and Town Head is located on the left hand side.





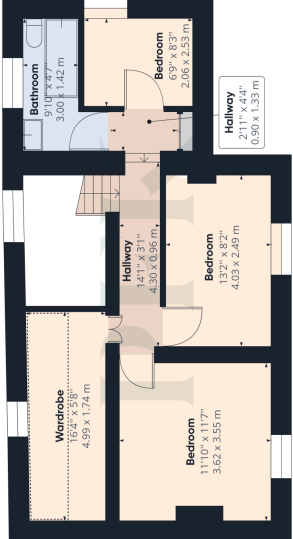
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



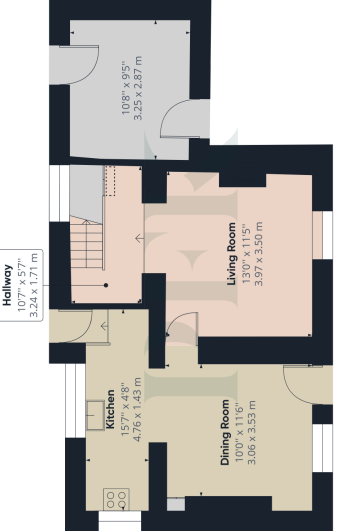
Approximate total area⁽¹⁾
1199.54 ft²
111.44 m²

Reduced headroom
50.13 ft²
4.66 m²

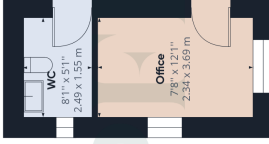
Floor 1 Building 1



Floor 0 Building 1



Floor 0 Building 2



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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