

4 SUN CROFT,
IREBY,
WIGTON

Edwin
Thompson



Zoopla.co.uk

onTheMarket.com



4 Sun Croft,

Ireby, WIGTON, Cumbria, CA7 1ES

Brief Résumé

Charming end of terrace three bedroom house within the popular rural village of Ireby. Fully double glazed with oil-fired central heating and a lovely courtyard garden. Viewing highly recommended. No upward chain.

Description

4 Sun Croft is located right in the heart of Ireby, on the edge of the Lake District National Park. Local market and traditional towns of Keswick, Caldbeck and Hesket Newmarket are all within a 15 minutes' drive. It is within easy commuting distance of the A595, M6 motorway and Carlisle. The village boasts 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.

The property is a well maintained end of terraced house arranged over two floors offering good sized accommodation, and benefiting from oil-fired central heating and double glazing. The property is currently used as a popular holiday let but would be equally suitable as a permanent home or long term rental.



4 Sun Croft offers on the ground floor entrance porch, kitchen, open plan lounge and dining area. To the first floor, are three bedrooms and a bathroom. To the back of the property is a lovely courtyard garden having space for seating and a good sized potting shed. The boiler and Oil tank were replaced in 2023 and the windows and doors replaced in 2021.

Edwin Thompson thoroughly recommends internal viewing of this property.

Accommodation:

Entrance

Entrance door located off the pavement to the front, entering in to:

Entrance Porch

Window. Tiled floor. Door to:

Entrance Hall

Doors to all downstairs rooms. Stairs leading to first floor. Door to understairs cupboard with light. Wood effect flooring. Radiator.

Lounge Area

Window facing the front of the property. Montrose wood burning stove with brick hearth and solid wood mantle above. Radiator. Laminate flooring, flowing in to:

Dining Area

Patio doors leading into courtyard garden area. Radiator. Space for large dining table



Kitchen

Good range of wall and base units with contrasting work surfaces. Single drainer sink and tap. Integrated Electric oven and Electric hob. Electric cooker hood above. Space for washing machine. Space for free standing Fridge/Freezer. Window facing the rear courtyard. Door leading to rear courtyard. Radiator

First Floor

Landing

Loft access. Doors to all rooms.

Bedroom One

Double bedroom. Window to rear with views of the surrounding fells. Radiator.

Bedroom Two

Double bedroom. Window facing the front. Radiator.

Bedroom Three

Single room. Window facing the front. Radiator.

Bathroom

Window to rear. Three-piece suite comprising WC, wash hand basin, and bath with electric Mira shower above, part tiled. Radiator. Door to airing cupboard with storage and housing Grant Oil fired combination boiler.



Outside

To the front of the property is a gate giving access down the side of the property to the back courtyard. To the rear is a lovely, paved courtyard garden area with wooden potting shed. Gate to rear lane. Space for table and chairs. Areas of planting. Wooden fence for boundary. Oil tank.

Services

Water, electricity, and drainage all connected. Oil fired central heating is via combination boiler located in bathroom.

Tenure

Freehold.

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 C but is deleted from banding as is listed as a small business, non-domestic rates.

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.



Mobile phone and Broadband services

CA7 1ES		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



CA7 1ES	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: 34.9 Mbps

↑ Upload: 6.1 Mbps

*Information provided by the thinkbroadband.com website.

REF: K3411553



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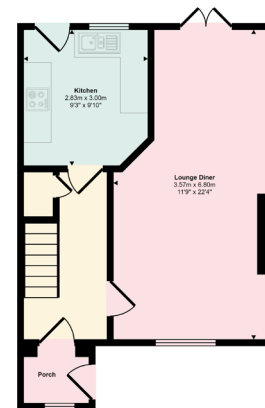
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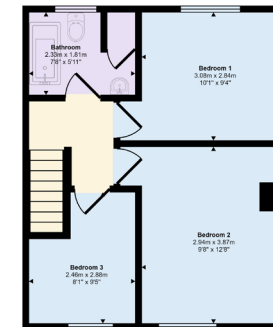


Score	Energy rating	Current	Potential
92+	A		10
81-91	B		
69-80	C	69	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
78 sq m / 843 sq ft



Ground Floor
Approx 40 sq m / 432 sq ft



First Floor
Approx 38 sq m / 411 sq ft

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,
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Regulated by RICS



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