

# PFK

Ivy House, 81 Main Street, Hensingham, Whitehaven CA28 8QU

Guide Price: £295,000





PERK

## LOCATION

The property is well located within just a short walk to local primary and secondary schools and Whitehaven town centre, which offers a wide range of amenities including shops, restaurants and leisure facilities. There are good bus and rail links in the town centre connecting it with neighbouring towns and employment centres along the west coast. The delights of the Lake District National Park are also within easy reach.

## PROPERTY DESCRIPTION

This Grade II Listed, four bedroom, Georgian townhouse, situated on the edge of Whitehaven, exudes historical charm and modern comfort. Fully refurbished to a high standard, the property is perfectly suited for families, being just a short walk from local primary and secondary schools. The blend of contemporary updates and character features, such as original shutters and traditional fireplaces, creates a warm and inviting atmosphere throughout the home.

Located in the convenient setting of Hensingham, Ivy House offers easy access to local employment opportunities and the stunning landscapes of the nearby Lake District National Park, including Ennerdale, Wasdale, and Esk Valleys. The ground floor boasts two elegant reception rooms, recently fitted contemporary dining kitchen, utility room, and a modern shower room; providing ample space for both everyday living and entertaining. The first floor features a large en-suite principal bedroom and three additional bedrooms, offering plenty of space for a growing family.

The substantial, walled garden at the rear of the property is a particular highlight, featuring original dry stone walling and sandstone paving, decorative stoned patio, good section of lawn, and two useful outhouses. This private outdoor space is perfect for relaxation, outdoor dining and gardening, making this Georgian townhouse an ideal choice for those looking to relocate to a picturesque and convenient location.

Viewing is essential in order to appreciate all this beautiful property has to offer.

## ACCOMMODATION

### Entrance Porch

Accessed via original entrance door. Original tiled floor and original, glazed inner door into:-

### Hallway

With built in storage cupboard and further, good sized, under stairs storage area. A feature staircase, with original banisters and large window at half landing level, provides access to first floor accommodation.

### Reception Room 1

4.27m x 4.57m (14' 0" x 15' 0") Front aspect reception room with recently fitted, sash windows - with window seats and original window shutters. This room is full of character featuring original corning and picture rails, dado rail, traditional fireplace set in solid wood surround, and exposed wooden flooring.

### Reception Room 2

4.27m x 3.66m (14' 0" x 12' 0") Also having recently fitted, sash windows to front aspect with window seats and shutters. Original corning and picture rail, and exposed wood flooring.

### Dining Kitchen

4.60m x 3.35m (15' 1" x 11' 0") Fabulous, rear aspect dining kitchen overlooking the garden. Recently refurbished with contemporary, Shaker style, wall and base units with matching dresser unit, complementary quartz worktops, tiled splash backs and sunken 1.5-bowl ceramic sink and drainer with mixer tap. Space for freestanding cooker, space for large fridge freezer, original fireplace, radiator, space for dining furniture, original quarry tiled floor and door to:-

### Utility Room

With space/plumbing for washing machine and glazed door providing access to the garden. Further door to:-

### Shower Room

Fitted with three piece suite comprising corner shower enclosure with PVC panelled walls and mains plumbed shower, close coupled WC and wash hand basin. Obscured window and tiled floor.

## FIRST FLOOR

### Half Landing

With large window to rear elevation overlooking the gardens.

### Landing

With original, built in storage cupboard.

### Principal Bedroom

Rear aspect, spacious, double bedroom overlooking the garden. Original fireplace, original cupboard, loft access and door to:-

### En Suite Bathroom

Fitted with three piece suite comprising bath with central mixer tap and shower attachment, WC and wash hand basin. Obscured window, metro tiled splash backs, chrome laddered radiator, original storage cupboard and feature tile effect flooring.

## Bedroom 2

Front aspect bedroom with two windows, window seats and ornamental cast iron, Victorian style fireplace.

## Bedroom 3

A high ceilinged bedroom with original cornicing, two windows to front elevation, attractive window seats and original fireplace in solid wood surround.

## Bedroom 4

Rear aspect bedroom with part sloped ceiling incorporating double glazed, dormer window. Radiator.

## EXTERNALLY

### Gardens

Attractive, paved courtyard garden to the front of the property. To the rear is a rare find for a townhouse property - a sizeable garden! Fully enclosed with original dry-stone boundary stone walling, this is a superb, private outdoor space for relaxation and al fresco dining. Established trees, shrubs and flowers, good section of lawn, sandstone paving, rockery and lovely decorative stoned patio area.

### Two Useful Outhouses

Two useful outhouses suitable for a variety of purposes.

## ADDITIONAL INFORMATION

### Tenure

Freehold.

### 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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

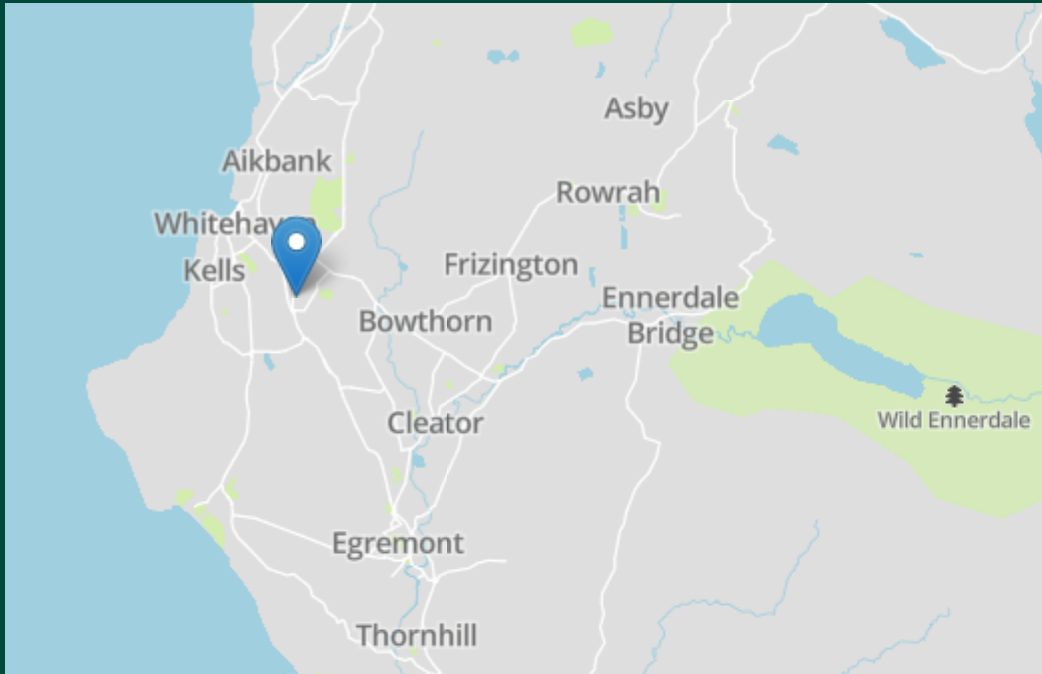
Mains electricity, gas, water & drainage; gas central heating; windows primarily double glazed with the exception of sash windows on the ground floor at the front of the property which are single glazed (due to Grade II Listing) - we understand these sash windows are under guarantee. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Cokermonth office, 01900 826205.

Directions: The property can be located using the postcode CA28 8QU, alternatively by using [What3words///florists.crouching.sometimes](https://www.what3words.com/what3words/florists.crouching.sometimes).





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 D	
39-54	E		
21-38	F		