

ROSE DEAN,  
IREBY,  
WIGTON

Edwin  
Thompson



Zoopla.co.uk

onTheMarket.com

rightmove.co.uk  
The UK's number one property website

# Rose Dean, Ireby, WIGTON, Cumbria, CA7 1EQ

## Brief Résumé

Exceptional 3 bedroomed detached bungalow completed to a very high standard in quiet, secluded rural location in the popular village of Ireby with Keswick and Caldbeck nearby. Located partly within the Lake District National Park with its own primary school, church, public house and two active village halls. Property includes south facing front garden, with views towards Skiddaw and the Northern Fells and parking. Ideally located to enjoy fell walking and cycling within the National Park and water activities on the nearby Bassenthwaite lake. Currently used as a successful holiday let, previously a family home. The property also benefits from solar panels.

## Description

Rose Dean is immaculately presented and would be suitable for a variety of buyers, including the family home purchaser. Over the last 4 years, the bungalow has undertaken an extensive revamp, which now includes first floor rooms providing the third bedroom, large study/dressing room, and shower room. The property benefits from LPG gas central heating, electric under floor heating and double glazing. It has accommodation comprising an entrance hall, open plan living room/kitchen/diner with a feature wood burning stove. The kitchen has a range of modern fitted units and complementary worktops. There are two double bedrooms on the ground floor, one with an en-suite facility, and a family bathroom with a contemporary suite. From the hallway, stairs lead to the upstairs rooms. Outside is an easily maintained front garden with wrap around path and parking. Internal inspection is strongly recommended.

Rose Dean is in the catchment area for Nelson Thomlinson Secondary School in Wigton and Keswick School. Local market and traditional towns of Keswick, Caldbeck and Hesketh Newmarket are all with a 15 minutes' drive and with regular buses. There is also great transfer links being only 18.5 miles to Carlisle and 24 miles to Penrith with frequent trains to London, Newcastle, and Glasgow.



## 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, remain on this road for approximately two miles and at the top of the hill take the left hand turn signposted to Ireby. Continue this road into the village turning left when you reach a small green with a signpost to Torpenhow. Follow the road for 50 yards and Rose Dean is on the right-hand side.

## Accommodation:

### Ground Floor

#### Hallway

Double entrance doors. Full length window. Door to open plan kitchen diner and living area. Door to Bedroom One. Door to Bedroom Two. Door to Bathroom. Storage cupboard. Ceramic tiled floor with underfloor heating. Radiator. Staircase to upstairs rooms.

#### Living Room

3.24m x 5.72m (10'8" x 18'9")  
Open plan living. Two windows, one full length. Side/Main entrance door. Wood burning stove. Ceramic tiled floor with underfloor heating. Open to:

#### Kitchen/Diner

2.11m x 5.72m (6'11" x 18'9")  
Window. Good range of base and wall units. Composite sink. Electric cooker. Fridge/freezer. Space and plumbing for washing machine and dishwasher. Ceramic tiled floor with underfloor heating. Radiator. Space for dining table. Door to Entrance Hall.



### Bedroom One

5.41m x 3.30m (17'9" x 10'10")  
Large double room. Window with views over the front garden. Fischer storage heater and Radiator.

### Bedroom Two

3.74m x 3.50m (12'3" x 11'6")  
Double room. Window. Radiator. Door to:

### En-Suite

Three-piece suite comprising WC, washbasin, shower cubicle and heated towel radiator.

### Bathroom

2.48m x 2.37m (8'2" x 7'9")  
Window. Three-piece suite comprising WC, washbasin, and bath with shower above. Full tiling. Heated towel radiator and Fischer storage heater.

### First floor.

### Landing

Window. Door to study/dressing room and bedroom three. Door to shower Room.

### Study/Dressing Room

3.62m x 3.70m (12'2" x 11'11")  
Velux roof window. Built-in storage. Fischer storage heater. Open doorway to:

### Bedroom Three

3.62m x 3.25m (11'11" x 10'8")  
Window in apex with views over Skiddaw and the northern fells. Velux roof window.



**Shower Room**

Three-piece suite comprising WC, washbasin, and double shower cubicle. Heated towel rail. Eaves storage housing combination boiler.

**Outside**

Tarmac driveway with parking for two cars. South facing lawned garden with established border plants and seating area. Storage shed. External tap.

**Agent's Note**

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

**Services**

Mains drains, electricity and water connected. LPG gas. Space heating and domestic hot water is fired by the combination boiler located in the eave's storage for the Shower Room.

**Council Tax**

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 2023/24 as £2,148.12

**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 1EQ Mobile Signal**

		Voice	3G	4G	5G
<b>Three</b>	Indoor	✓	✓	✗	✗
	Outdoor	✓	✓	✗	✗
<b>Vodafone</b>	Indoor	○	✗	✗	✗
	Outdoor	○	✗	✗	✗
<b>O2</b>	Indoor	✗	✗	✗	✗
	Outdoor	✓	✗	✓	✗
<b>EE</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗

✓ Good Coverage ○ You may experience problems ✗ No coverage  
5G ✗ Not yet available in this area

\*Information provided by the [signalchecker.co.uk](http://signalchecker.co.uk) website

**CA7 1EQ 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: 19.3 Mbps

↑ Upload: 5.7 Mbps

\*Information provided by the [thinkbroadband.com](http://thinkbroadband.com) website.

REF: K3298755



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	54 E	
21-38	F		
1-20	G		



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