

PFK

Five Byre, The Grange, Ivegill, Carlisle CA4 0PE

Guide Price £190,000





LOCATION

Ivegill is a picturesque village in the Eden district which gets its name from the River Ive which flows through the centre, you will find a charming church and a primary school. Handily located close to the village of Southwaite, with motorway services giving great access straight onto the M6.

PROPERTY DESCRIPTION

Five Byre is a beautifully presented barn conversion completed in 2003 and since that time has been the second home and holiday retreat for the current owners, away from busy city life.

This well appointed barn conversion is arranged over three floors and is on offer with the opportunity to purchase as seen, fully furnished and equipped if you too are looking for a ready made tranquil escape. The ground floor welcomes you into a spacious entrance hall, with a cloakroom WC, dining kitchen and large understairs storage space. Ascending the stairs the character of the conversion is on full display with exposed feature sandstone walls, to the first floor you find a dual aspect lounge and a single bedroom. To the second floor is the bathroom and a superb vaulted ceiling master bedroom, again oozing with traditional character and with an impressive view from the beautifully crafted arched window with bespoke ironwork.

The Grange is a pretty, picture postcard, sandstone private development in the village of Ivegill, offering a quiet lifestyle - please note, the property may not be utilised as a holiday let.

ACCOMMODATION

Entrance

Glazed panel wooden front door leading into the spacious hallway with radiator, stairs leading to first floor, large understairs storage cupboard and doors off to:

W.C.

1.79m x 1.15m (5' 10" x 3' 9")
W.C., pedestal wash-hand basin, radiator, double glazed window to the front, extractor fan.

Kitchen Diner

3.65m x 3.49m (12' 0" x 11' 5")
With double timber patio French doors to the side aspect, feature beam and double glazed window to the front aspect, radiator. Kitchen is fitted with a range of cream wall and base units with laminated worktops, tiled splashbacks, double bowl stainless steel sink and drainer unit, concealed floor mounted Worcester oil boiler, space and plumbing for washing machine, integrated electric oven and hob over, stainless steel chimney extractor above, space for free-standing fridge freezer.

FIRST FLOOR

Landing

An exposed sandstone feature wall leads you up to the first floor, doors leading to;

Lounge

3.72m x 3.15m (12' 2" x 10' 4")
Dual aspect room with double glazed windows to the front and side elevations, radiator.

Bedroom 1

2.30m x 1.93m (7' 7" x 6' 4")
Single bedroom with double glazed window to the front elevation, radiator.

SECOND FLOOR

Landing

Stairs from the first floor landing leading up to the second floor with continuation of the feature exposed sandstone wall. Landing with Vaulted ceiling, exposed beams and doors leading off to;

Bathroom

1.91m x 1.95m (6' 3" x 6' 5")
Bath with mixer taps and thermostatic shower over, extractor fan, W.C. and pedestal wash-hand basin, ladder radiator, shaving socket point, exposed beams and sloping ceiling with restrictive head height.

Bedroom 2

3.81m x 3.46m (12' 6" x 11' 4")

Beautiful master bedroom with vaulted ceiling, exposed beams, exposed feature sandstone wall, beautiful arched double glazed window to the front elevation giving far-reaching countryside views, radiator.

EXTERNALLY

Gardens and Parking

The property has two parking spaces and there is also visitor parking provision. To the front of the property there is a patio garden with beech hedging around, oil tank concealed by fencing, path access down the side of the property to the kitchen patio doors.

ADDITIONAL INFORMATION

Management Company

The property is freehold. There is a management company, The Packhorse Bridge Management Committee Ltd, managed by the residents. There are annual fees currently £400 per annum. Each owner becomes a shareholder in the company and the fee covers maintenance of the road, communal areas and sewerage treatment plant.

Sewage Treatment Plant

We have been informed that the property has a shared treatment plant and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Referral and 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

SERVICES

Mains electricity & water; shared treatment plant drainage shared with other properties on the development; oil-fired central heating, timber framed double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. 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 Carlisle office, 01228 558 666.

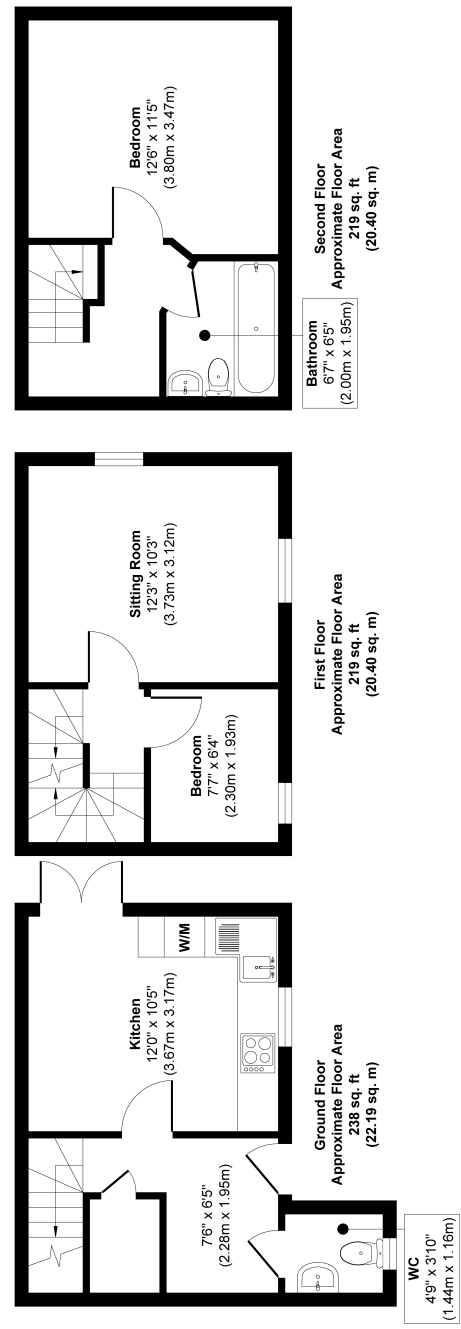
Directions: Five Byre, 11 The Grange can be located with the postcode CA4 0PE and identified by a PFK For Sale board. Alternatively by using What3Words: ///quits.towels.whistle





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

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Approx. Gross Internal Floor Area 676 sq. ft / 62.99 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.