

Edwin
Thompson



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SUNNINGDALE

Ireby, Wigton, Cumbria
CA7 1EA

Brief Résumé

Lovely three-bedroom detached bungalow offering spacious accommodation in the charming village of Ireby. The property benefits from double glazing, two garages and large garden. This property is a must see.

Description

Sunningdale sits elevated in the centre of Ireby village situated just outside the Northern Lake District National Park. The property benefits from lovely views towards the Skiddaw fell range and is ideally located with the local market towns of Keswick, Caldbeck and Hesket Newmarket all within a 15 minutes' drive and with regular buses. There are also great transfer links being only 18.5 miles to Carlisle and 24 miles to Penrith with frequent trains to London, Newcastle, and Glasgow.



The village of Ireby has its own primary school, church, public house and two active village halls and is in the catchment area for Nelson Thomlinson Secondary School in Wigton and Keswick School.

As you approach the property, a large driveway gives access to two detached garages and the front entrance porch. From the porch you are greeted to a large entrance hall with plenty of space for coats and shoes. To your left is a wonderful, light, bright and airy sitting room with dual aspect picture windows and a door to a paved terrace. This room has a lovely open coal fire set in to the chimney breast. From here, part glazed double doors enter the kitchen/diner. Another light room with dual aspect windows A great space with plenty of room for a table and chairs that then blends nicely to the kitchen area with fitted wall and base unit A door from here takes you to the utility room with Belfast sink and cupboard housing a wall mounted oil-fired boiler. From the utility room there is a rear porch and access to the rear garden.

Returning to entrance hall and to the end where the master bedroom can be found. This room is large with a picture window looking to the rear aspect bedroom two is across the hall and again another double with window looking to the front.

Bedroom three is next door, this room is a double bedroom and is currently being used as an art studio. To complete the bungalow a good size bathroom with walk in shower is across from bedroom three.

To the outside there is ample parking for three cars on the driveway and two in the garages. There is garden to the front that wraps round to the rear and to the other side. The garden is mainly laid to lawn with mature shrubs and plants; the main grassed area houses a green house. A private terrace can be accessed from the sitting room and has plenty of room to sit and enjoy the views with raised beds full of plants. A pathway takes you round to the rear of the house where there is further raised bed with plants and shrubs and to the far side of the house you can access a garden shed and first garage.

What3words – flaunting.offer.agreed





Accommodation:

Entrance

Via tarmac driveway. Steps up to:

Entrance Porch

Entrance door. Space to hang coats and store shoes. Tiled floor. Glass sliding door to:

Entrance Hallway

Radiator. Storage cupboard. Access to all rooms.

Sitting Room

Lovely large room with an abundance of natural light from the two large dual aspect picture windows. Door to terrace. Open fire housed in chimney breast. Feature storage recess with mantle above. Wood flooring. Radiator. Double part glazed doors to:

Kitchen/Dining Room

The kitchen area has a range of wall and base units. Single bowl sink and drainer. Tile splash backs. Large window looking to the rear. Space for fridge/freezer, slimline dishwasher cooker and hob. Door to cupboard housing hot water cylinder. The dining area has two large windows looking to the side and rear garden. Plenty of room for a dining table and chairs. Two radiators. Door to:

Utility Room

Belfast sink. Plumbing for washing machine. Cupboard housing wall mounted oil boiler. Radiator. Loft access. Door to rear porch. Door back to Hallway.

Loft

Large boarded out open loft space 2 running the length of the property with insulation throughout.





Rear Porch

Window. External door to rear garden.

Bedroom One

Large double bedroom. Large window to rear garden. Radiator.

Bedroom Two

Double or twin bedroom. Large window to front aspect. Radiator.

Bedroom Three

Double bedroom, currently used as an art studio. Window to front aspect. Radiator.

Bathroom

Window to side aspect. WC, washbasin, and large walk-in shower. Radiator. Heated towel rail.

Outside

Tarmac driveway with parking for several vehicles and access to entrance door and two detached garages. Paved private terrace area for seating outside the sitting room with a larger area laid to lawn garden beyond with large greenhouse. To the front it has a grassed area and banking to the road, planted with mature shrubs and plants. A further rear garden with established border plants and access to the shed and garage. From the terrace there is access to a further garage and pathway to the lawned area. Fine views across to the Northern Lakeland fells.

Agent's Note

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

Services

Mains drains, electricity and water connected. Oil tank located in rear courtyard. Space heating provided by oil fired boiler. Domestic hot water provided by hot water cylinder located in the cupboard in the kitchen, this is heated either by the oil fired boiler, back boiler from the open fire or immersion heater.





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Mobile phone and Broadband services

Mobile phone and Broadband services

CA7 1EA Mobile Signal

		Voice	3G	4G	5G
Three	Indoor	✓	x	✓	x
	Outdoor	✓	x	✓	x
Vodafone	Indoor	x	x	x	x
	Outdoor	✓	x	✓	x
O2	Indoor	x	x	x	x
	Outdoor	✓	x	✓	x
EE	Indoor	✓	x	✓	x
	Outdoor	✓	x	✓	x



Good coverage



You may experience some problems



No coverage

*Information provided by the signalchecker.co.uk website

CA7 1EA Broadband

FTTH/FTTP	✓
Ultrafast Broadband (>=100 Mbps)	✓
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or <u>G.Fast</u>)	✓
Wireless	✓
LLU	x
ADSL2+	✓
ADSL	✓

Average in CA7 1EA in the last 12 months:



Download: 192.8Mbps



Upload: 97.8Mbps

*Information provided by the thinkbroadband.com website. Based on using FIBRUS as a provider ONLY

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		97
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 2026/27 as £2355.35.

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.

REF: K3333573



Floor Plan

Approx. 145.5 sq. metres (1566.3 sq. feet)

