

NEWLANDS FARMHOUSE,  
IREBY,  
WIGTON,

Edwin  
Thompson



Zoopla.co.uk

onTheMarket.com

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# Newlands Farmhouse, Ireby, WIGTON, Cumbria, CA7 1EN

## Brief Résumé

A rare and unique opportunity has arisen to purchase Newlands Farmhouse, located close to the village of Ireby on the edge of the Lake District National Park. The farmhouse is traditional in style and has three bedrooms, two reception rooms, attached barn, gardens and stunning fells views.

## Description

Newland Farmhouse is a traditional Cumbrian property of stone/render construction with slate roof, set in a picturesque setting with far reaching views across to the Skiddaw fell range, Binsey, over to the Embleton Valley and all the way to the Solway coast.

As you approach the property a Lakeland stone wall forms the boundary to the front, a gate gives access to the front garden and path taking you to the front door that enters a good size entrance hall where all the ground floor rooms can be accessed. The snug in straight in front of you and benefits from a multi fuel stove and window looking out to the stunning Lakeland fells beyond. Further along the hall is a large dining room with exposed beams and wonderful open fireplace. A door from here takes you to a rear porch with access out to the rear garden. The kitchen is to the end of the entrance hall and has a range of wall and base units and two windows looking to the front. A wide staircase from the hall takes you to the first floor where there are two double bedrooms both facing the rear and both with fabulous views of the open countryside and Lakeland fells. The third bedroom is a double with window to the side. The bathroom has a large walk-in shower and is modern in design.



Attached to the main farmhouse is a converted outbuilding that is now an office and benefits from separate WC. Attached to this is a large barn. To the other side of the house is a utility room with light and power. A green house sits to the gable end of the property. The garden to the front is well established and offers a lovely space full of mature shrubs and plants, this garden follows round to the side and to the rear where exceptional views greet you. There is parking and a further parcel of garden the far side of the barn.

## What3words - ///dust.tell.saved

## Accommodation:

### Entrance

Entrance through a wooden gate and path that takes you to the front door.

### Entrance Hallway

Plenty of space to hang coats and store shoes. Access to all downstairs rooms. Understairs cupboard. Staircase to first floor. Door to:

### Snug

Window looking to the rear with stunning fells views. Multi Fuel Stove set in chimney breast with brick surround and tile hearth.

### Dining Room

Large room with open fireplace, stone surround and stone hearth. Window facing the rear aspect with stunning views. Exposed beams. Storage heater. Door to:

### Rear Porch

Slate floor. Window looking to the rear. Door out to rear garden.



## Kitchen

Full range of wall and base units with contrasting work tops. Single bowl sink and drainer. Integrated Electric oven and hob. Space for fridge and slimline dishwasher. Tile splashbacks. Two windows looking to the front garden. Exposed beams

## Stairs to First Floor

### Landing

Half landing with window looking to the front aspect. Part panelling to walls. Storage heater. Access to all rooms.

### Bedroom One

Large double bedroom with window looking to the rear garden and fell views. Built in cupboard housing hot water tank.

### Bedroom Two

Double bedroom. Window to rear aspect with fell views. Small loft hatch

### Bedroom Three

Double bedroom. Window to side and front aspect. Exposed beams.

## Bathroom

Large walk-in shower. WC. Wash hand basin set in vanity unit. Tiled to floor. Part tiled to walls. Ladder style radiator. Window to side

## Outbuildings

### Office

Window to rear. Two Velux to roof. Tiled to floor. Door to cloakroom with WC and tiled floor.



Attached Barn

Single door to one side, larger door to the other. Mezzanine storage. In need of upgrading.

Utility Room

Sink and drainer. Light and power. Space for fridge/freezer. Space for washing machine and tumble dryer.

Outside

Stunning scenery in every direction. The front garden is planted with mature shrubs and plants and has tiered areas allowing for access to the side and round to the rear where the garden is mainly laid to lawn.

Services

Mains electricity and water are connected. Waste is to a septic tank.

Tenure

Freehold

Agent’s Note

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

Council Tax

The vendor has advised us the property is within The Cumberland Council and is council tax band D. 2025/2026 is £2355.35 per annum.



Mobile phone and Broadband services

CA7 1EN		Mobile Signal			
		Voice	3G	4G	5G
Three	Indoor	x	x	x	x
	Outdoor	✓	x	✓	x
Vodafone	Indoor	x	x	x	x
	Outdoor	✓	x	x	x
O2	Indoor	x	x	x	x
	Outdoor	✓	✓	✓	x
EE	Indoor	x	x	x	x
	Outdoor	✓	x	✓	x

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

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

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.



CA7 1EN		Broadband
FTTH/FTTP		✓
Ultrafast Broadband (>=100 Mbps)		✓
Superfast Broadband (>24 Mbps)		✓
Fibre (FTTC or FTTH or Cable or G.Fast)		✓
Wireless		✓
LLU		✓
ADSL2+		✓
ADSL		✓

Average in CA7 1EN in the last 12 months:

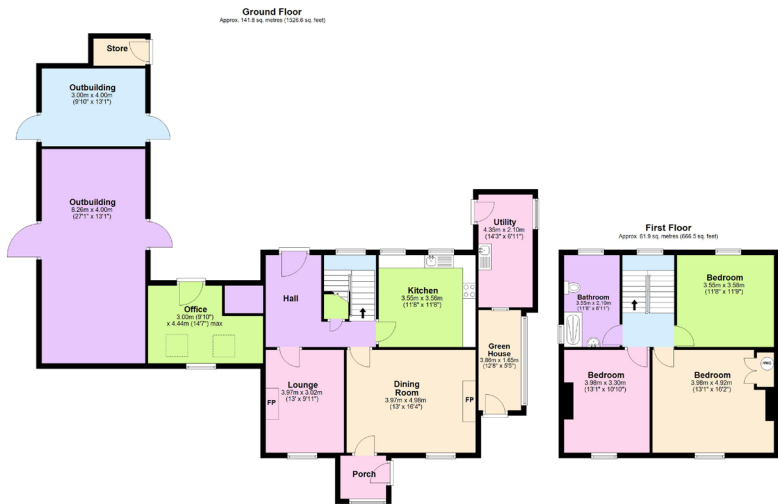
⬇ Download: 42.8 Mbps

⬆ Upload: 8.9 Mbps

\*Information provided by the [thinkbroadband.com](https://thinkbroadband.com) website.  
Figures are tested as if you are using EE as a provider for Broadband

REF: K3850201





Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

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