

Cumbrian Properties

Meadow View, Irthington



Price Region £600,000

EPC-B

Detached property | Double garage & solar panels
Immaculately presented throughout | 4 bedrooms | 3 bathrooms
Stunning countryside views | Sought after village location

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2/ MEADOW VIEW, IRTHINGTON

An immaculately presented and spacious four double bedroom, three bathroom detached property with underfloor heating to the ground floor, beautifully landscaped gardens and open countryside views. The property, finished with quality fittings throughout, comprises entrance hall, lounge with triple glazed rear windows, multi-fuel stove and French doors to the patio, a bay-fronted dining room, and a modern dining kitchen with integrated appliances and French doors to the garden, together with a utility room, cloakroom and internal access to the double garage. To the first floor are four generous double bedrooms, two with en-suite shower rooms, plus a four-piece family bathroom, while the split-level staircase has a striking UPVC arched window. Externally, the rear garden, accessed via the lounge or dining kitchen, offers a patio seating area with stunning views of the surrounding fields, fells and countryside, together with a wraparound lawn, mature trees, floral borders, timber shed and greenhouse, while to the front, a drystone-walled driveway leads to further landscaped gardens with laid shillies, colourful flowerbeds, shrubs, mature trees, bushes and decorative borders. The property is located in the desirable village of Irthington, which has a primary school, traditional pub and church, easy access to both the city of Carlisle and the Lake District, and excellent transport links via the A69 and M6.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hall with wood effect laminate flooring and underfloor heating throughout ground floor.

ENTRANCE HALL (16' x 14') Doors to the dining room, dining kitchen, lounge, door to understairs storage and staircase leading to the first floor with wooden banister and spindles.



ENTRANCE HALL

DINING ROOM (14' x 11'5) Double glazed UPVC bay window to the front, wood effect laminate flooring.



DINING ROOM

3/ MEADOW VIEW, IRTHINGTON

LOUNGE (20' x 19') Triple glazed UPVC windows to the rear, double glazed UPVC French doors to the side leading to the patio, double glazed UPVC window to the side, and a Clearview multi-fuel stove.



LOUNGE

DINING KITCHEN (25' x 16') Fitted kitchen incorporating ceramic sink and mixer tap, integrated fridge/freezer, twin eye-level oven and grill, four burner electric hob with glass splashback and extractor hood above, integrated dishwasher and breakfast bar centre island with fitted cupboards. Double glazed UPVC window to the rear, double glazed UPVC French doors to the rear patio, wood effect laminate flooring and door to the utility room.



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DINING KITCHEN

UTILITY ROOM (14' x 9') Sink with mixer tap, fitted worktop and cupboards, plumbing for washing machine, frosted double glazed window to the side and doors to cloakroom and double garage.



UTILITY ROOM

CLOAKROOM (8' x 4') WC, sink with mixer tap, Perspex splashback, heated towel rail and frosted double glazed UPVC window to the side.

DOUBLE GARAGE (22' x 20') Electric roller door, frosted double glazed composite door giving access to the driveway and two Velux windows to the rear of the garage. Garage houses the Worcester boiler for the oil central heating system for the property.

FIRST FLOOR

LANDING Double glazed UPVC arch window to the side on the split level landing. On the first floor landing there is a double glazed UPVC window to the rear, doors leading to 4 bedrooms and walk-in shelved airing cupboard and radiator.



FIRST FLOOR LANDING

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MASTER BEDROOM (19 x 15') Double glazed UPVC windows to the rear, two radiators and en-suite shower room.

MASTER EN-SUITE (7'5 x 7') Three piece suite comprising WC, sink with mixer tap, tiled splashback, walk-in rainfall shower with separate shower attachment. Heated towel rail, frosted double glazed UPVC window to the side and wood effect laminate flooring.



MASTER BEDROOM

MASTER EN-SUITE

BEDROOM 2 (15' x 13'5) Double glazed UPVC windows to the rear and to the front, radiator and en-suite shower room.

EN-SUITE (11' x 5') Three piece suite comprising WC, sink with mixer tap, tiled splashback, heated towel rail, walk-in shower and wood effect laminate flooring.



BEDROOM 2

BEDROOM 2 EN-SUITE

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BEDROOM 3 (11'5 x 11') Double glazed UPVC window to the front and radiator.

BEDROOM 4 / STUDY (11'5 x 9'5) Double glazed UPVC window to the front, radiator, built-in shelved storage cupboard with rail.

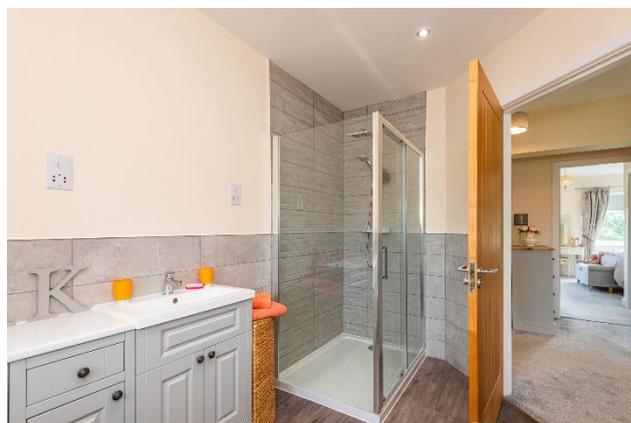
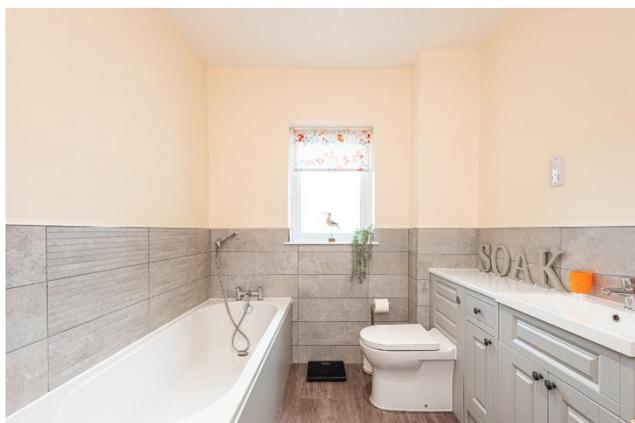


BEDROOM 3



BEDROOM 4 / STUDY

FAMILY BATHROOM (11'5 x 7') Four piece suite comprising WC, sink with mixer tap, tiled splashback, panelled bath and shower attachment, walk-in rainfall shower and extra shower attachment. Heated towel rail, frosted double glazed UPVC window to the front and wood effect laminate flooring.



FAMILY BATHROOM

OUTSIDE To the rear is a patio area with shillied borders which is accessible via the lounge or dining kitchen, external power, large lawn neatly fenced off from the neighbouring fields, trees along with floral borders and colourful flowerbeds, bushes and shrubs. Timber shed and greenhouse. To the front of the property is a driveway, low maintenance shillied garden with flower beds, trees and shrubs along with an additional front garden with bark chippings, bushes, shrubs and mature tree. The property has a characterful drystone wall to the front, 6 solar panels and stunning views of fells, countryside and neighbouring fields.

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FRONT OF THE PROPERTY



REAR OF THE PROPERTY



REAR GARDEN



VIEWS FROM PATIO



OPEN OUTLOOK VIEWS

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band F.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		99
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be **a charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.