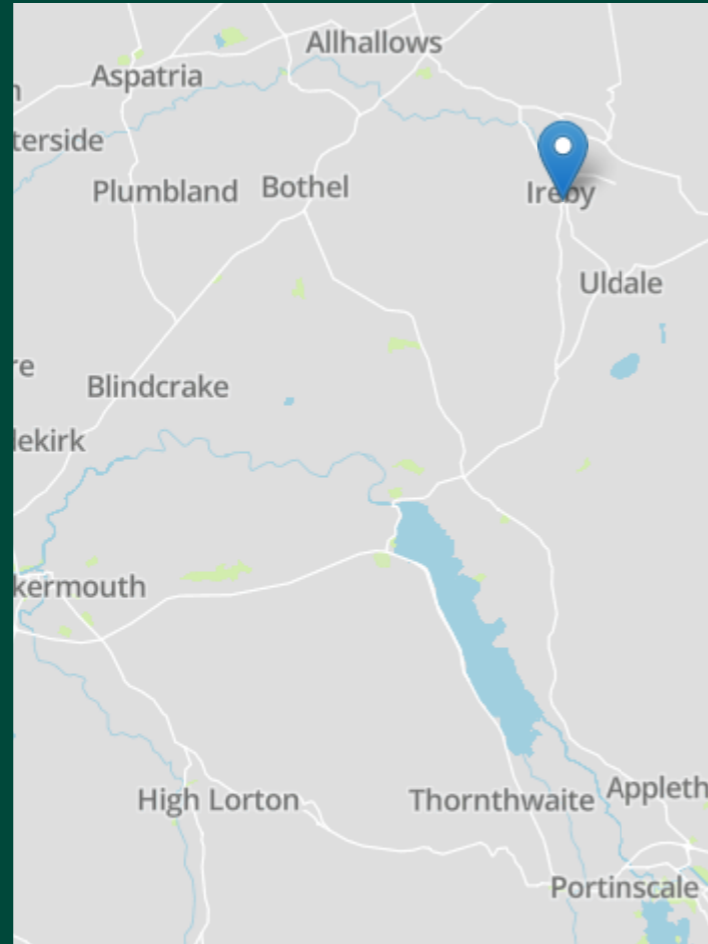


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		63
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1

PFK

Approximate total area⁽¹⁾
762.83 ft²
70.87 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



North View Cottage, Ireby, Wigton, Cumbria, CA7 1DX

- Wood burning stove
- Off road parking
- Freehold
- Newly renovated
- Two bedrooms
- EPC rating D
- Garden to rear
- Council tax band A

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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017687 74546



keswick@pfk.co.uk



www.pfk.co.uk

LOCATION

Situated within the popular rural village of Ireby, nestled on the fellside on the edge of the Lake District National Park. Enjoying panoramic views over the countryside to the north Lakeland fells beyond, and yet within easy commuting distance of the A595, M6 motorway and Carlisle. The village supports an active village hall, public house, local primary school and is also within the catchment area for the popular Nelson Thomlinson Secondary School in Wigton.

PROPERTY DESCRIPTION

Delightful two bedroom terraced cottage set in the popular rural village of Ireby with a good sized garden to the rear and off road parking to the front. The property is in the heart of the village and has been lovingly modernised throughout, including new central heating, double glazed windows, kitchen and bathroom. A perfect primary home or would be ideal as a lucrative holiday let or second home.

ACCOMODATION

Open Plan Living/Dining Room

4.48m x 5.61m (14' 8" x 18' 5") A light open plan room, the living area has a window to the front elevation, exposed wooden flooring throughout, feature fireplace with wood burning stove, sandstone mantle and stone hearth. The dining area has a window to the front elevation, radiator and a door to the first floor stairs.

Kitchen

2.50m x 3.99m (8' 2" x 13' 1") Window and door to the rear aspect, underfloor heating, matching gloss wall and base units, wooden worktop, tiled splashback, Belfast ceramic sink with mixer tap, integrated fridge freezer, slimline dishwasher, eye level microwave, induction hob with extractor over and space for washing machine under the breakfast bar.

FIRST FLOOR

Landing

2.12m x 2.13m (6' 11" x 7' 0") Window to rear aspect, fitted storage cupboards and a radiator.

Bathroom

2.45m x 2.00m (8' 0" x 6' 7") Window to the rear aspect, free standing contemporary bath, shower cubicle with mains shower, WC, wash hand basin, tiled floor to ceiling and heated towel rail.

Bedroom 1

4.52m x 2.91m (14' 10" x 9' 7") Window to the front aspect, alcove shelving and a radiator.

Bedroom 2

4.53m x 2.56m (14' 10" x 8' 5") Window to the front aspect and a radiator.

EXTERNALLY

Gardens & Parking

To the front of the property is parking for two vehicles. To the rear is a patio seating area with a raised lawn, flower borders, useful outhouse and a log store.

ADDITIONAL INFORMATION

Referral & 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 2022 was £260.48; 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 and drainage. Oil fired central heating. Double glazed throughout. Telephone line and broadband connection installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Keswick office, 017687 74546.

Directions: From the office, head out of Keswick towards the A66 via High Hill. Upon reaching Crosthwaite Road roundabout take the second exit signposted Carlisle. Continue along the A591 passing Bassenthwaite village until reaching the Castle Inn and turn immediately right signposted Ireby. After approximately two miles, turn left signposted Ireby, and follow the road into the village. The property is located on the right hand side almost immediately after the narrows, on the crossroads, opposite the Black Lion pub.

