

Edwin  
Thompson



## TOWN HEAD

Ireby, Wigton, Cumbria  
CA7 1DS

### Brief Résumé

Splendid three bedroomed character property situated in the peaceful rural village of Ireby on the edge of the Northern Lake District National Park. Newly extended and with recent renovations, this property is a superb home for anyone lucky enough to own it.

### Description

This charming, beautifully presented detached cottage sits on the edge of the village and enjoys breathtaking views of the surrounding open countryside and fells beyond. The property is a mix of warm and cosy with a contemporary twist and offers wonderful living space. Ireby is well placed to enjoy the quiet life but also able to access the town of Wigton just 7 miles away and Cockermouth and Keswick both approximately 12 miles away. The village benefits from a primary school, local pub, St James's church and Village Hall and has a friendly community feel.



As you approach the property, a wooden gate gives access to a large, gravelled area created for parking. The front garden is mainly laid to lawn with block paved path leading to the front porch. From here you enter the kitchen/dining room. A wonderful spacious room with cream coloured AGA and full range of base units with solid wood, work tops. Turn to your left and you enter the newly constructed sunroom with dual aspect windows and stunning views. This room blends rustic with modern comfort with one wall being exposed stone adding texture and style. Glazed double doors enter the utility room with plumbing for washing machine and tumble dryer with a door giving access to the cloakroom. Returning to the kitchen, a door leads to the sitting room, a cosy, warm room with woodburning stove housed in the chimney breast. A window looks to the front garden with lovely views. A little step up and the open plan staircase takes you to the first-floor landing.



To the end is bedroom one, a double room with feature fireplace and built in wardrobes. Bedroom two is also a double with window facing the front with views. Across from this room is a door that accesses a large under eaves cupboard, a wonderful space for storage. To the other end of the landing is bedroom three, a single room with window to the side. To complete this floor is the bathroom with bath and shower above.

To the rear of the property and accessed from the kitchen is a lovely size patio area with steps leading to the upper garden with potting shed, further shed and a garden laid to lawn with mature shrubs and plants. The views from here are spectacular. To the front and out of the front gate is a good size store that houses the oil boiler, oil tank and hot water cylinder with light and power and plenty of space for storing bikes.

[What3words///workroom.kilowatt.tribal](https://www.what3words.com/workroom.kilowatt.tribal)







## Accommodation:

### Entrance Porch

Entrance door. Windows to both sides. Tiled floor. Space to hang coats and store shoes. Door to:

### Kitchen/Dining Room

Light and bright room with full range of wall, drawer and base units with solid wood, work tops. Double ceramic Belfast sink. Electric AGA, space for dishwasher. Space for freestanding fridge/freezer. Tiled to floor. Two radiators. Door to rear patio and garden. Dual aspect windows to front and rear.

### Sun Room

Wonderful light and bright room. Dual aspect windows looking to open countryside. Patio Doors to the front garden. Two roof lanterns. Electric stove. Exposed beams. Tiled to floor. Ladder style radiator. Feature exposed brick wall. Door to rear garden. Double glazed door to:

### Utility Room

Base units with single bowl sink and drainer. Space for fridge. Plumbing for washing machine and tumble dryer. Recess lighting. Door to:

### Cloakroom

WC. Wash hand basin. Ladder style radiator. Part panelled to wall. Tiled to floor. Recess lighting. Door to rear garden.

### Sitting Room

Wonderful cosy room with window looking to the front garden and views. Multi fuel stove set in to chimney breast with sandstone surround and hearth. Wood effect flooring. Radiator. Open to staircase. Under stairs cupboard.

### Staircase to First Floor

### Landing

Window to half landing with window seat. Access to all rooms. Door to airing cupboard. Radiator.

### Bedroom One

Double bedroom. Window to front with views and tiled window seat. Feature fireplace with stone surround and cast-iron grate. Loft hatch. Built in wardrobe. Radiator

### Bedroom Two

Double bedroom. Window to front with tiled window seat and lovely views. Radiator

### Bedroom Three

Single bedroom. Window to side. Radiator.

### Bathroom

Bath with shower above. WC. Wash hand basin sat on a vanity unit. Part tiled to walls. Ladder style radiator. Exposed beams. Window to rear. Recess lighting. Loft hatch.







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## Under Eaves Storage Room

Sloping roof. Plenty of storage space. Window to rear. Light and power. Radiator. Solar panel equipment.

## Outside

To the front is a garden, largely laid to lawn and planted with mature shrubs and bushes with mature hedging to the boundary. Gravelled parking for approx. 4 cars. Storeroom housing Oil boiler and tank. Block paved path. To the rear is a paved terrace for outside dining with steps up to the upper garden with tiered areas of planting. The garden is a great size and laid to lawn with hedging to the boundary. Potting Shed. Small shed. Stunning views.

## Services

Mains electricity, water and waste. Housed in the outhouse/storeroom is the Oil-fired boiler and tank for central heating and hot water cylinder. The property benefits from Solar panels with the mechanics for this located in the under eaves storage room.

## Tenure

Freehold.

## Agents Notes

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

## Council Tax

Edwin Thompson is advised by our client that the council tax band is E. The rate for 2025/2026 is £2880.00

## Offers

All offers should be made to the Agents, Edwin Thompson LLP

## Viewing

Strictly by appointment through the Agents, Edwin Thompson LLP

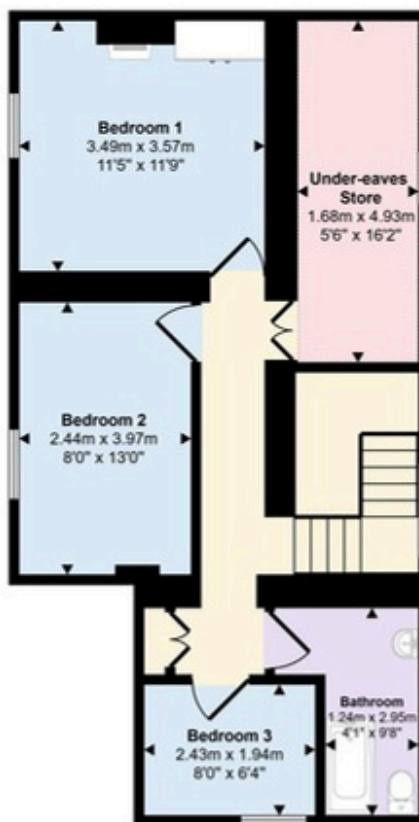
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Approx Gross Internal Area  
147 sq m / 1583 sq ft



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 