



IRTSIDE

HOLMROOK, WESTERN LAKE DISTRICT



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APPROXIMATE MILEAGES

Sandy Beach at Drigg 2,5 miles, Ravenglass 3 miles, Wastwater 7 miles, Ennerdale Water 12 miles, Whitehaven 15 miles

ACCOMMODATION IN BRIEF

The extensive accommodation includes an entrance vestibule leading to a reception hall, living room, dining room with butler's pantry, boiler room, garden room, kitchen with four oven aga, utility room, ground floor WC. Master bedroom with en-suite, guest bedroom with adjacent bathroom, generous bedroom used as office, three further double bedrooms in separate wing with an additional family bathroom.



INFORMATION ON LOCAL AREA

Holmrook is a pretty, linear village set beside the River Irt and on the fringe of the Lake District National Park. The village has a number of facilities including the Lutwidge Arms hotel, post office, village hall, mechanical garage, a local train station (2 miles away), petrol station with convenience store and St Pauls church. The delights of the Western fells, including Scafell Pike, England's highest mountain are on the doorstep in addition to England's deepest lake, Wastwater. If more relaxing activities are desired, enjoy some fishing on the River Irt for £10pa by becoming a member of the Reading Room, visit historic Muncaster Castle with its owl centre or take a nostalgic trip on the narrow gauge 'Laal Ratty' steam railway which runs from Ravenglass up the Eskdale valley to Dalegarth and Boot.

THE PROPERTY

Irtside is a fine example of a detached Colonial style villa which occupies a plot of just over two acres and sits in a dramatic position above the River Irt, looking out over one of the most picturesque mountain landscapes in the Lake District. Designed for Col John Mawson and dating back to the 1860's this beguiling property provides flexible living space for the modern family with a total of six bedrooms plus a number of elegant reception rooms. The established grounds include formal areas of lawn, secluded seating and dining areas plus stream-side wildlife gardens. This is a rare opportunity and one not to be missed.

The property is entered by a vestibule with ceramic tiled floor which in turn leads into a reception hall, used as a reception room with high vaulted ceiling, and windows to both front and rear aspect. Doors from here lead into hallways which service the main house, with stairs down into the dining room plus a separate staircase rising to first floor level and also a wing housing three bedrooms, bathroom and garden room.



The Living room is a truly special place, expansive in size and benefitting from a window seat to allow the mountain views to be appreciated. The ceiling is high with decorative strapwork and there is an open fireplace. Equally lovely is the dining room which has been opened into the butler's pantry and includes a fireplace in oak surround, beautiful Victorian floor tiling, window to side aspect and exposed timber ceiling beams. A door from the dining room leads into a lobby with a door into a generous storage room, boiler room and a double bedroom, currently utilised as a home office which looks to the rear and side, benefitting from two sets of outward opening doors.

The kitchen is generous in size and is dominated by a four oven oil fired Aga with a comprehensive range of kitchen units and granite work surfaces. In addition there are a number of fitted appliances including a Bosch eye level oven, Necht fridge, Smeg dishwasher and separate Bosch hob. Windows to both side elevations work with the vaulted ceiling to create a light and airy feel, complimented by Victorian tiled flooring. From the kitchen a door leads into a useful boot room with space for other appliances and a WC. Heading back up the staircase from the dining room towards the living room, a door leads into a lobby servicing a guest suite which includes a double bedroom with built in wardrobes to one wall and windows to three sides plus an L-shaped bathroom which looks to the front and includes cast iron bath, and separate wet room style shower area.



A staircase from the hallway leads up to first floor level to the Master bedroom suite. This includes an anti-room with built in wardrobes to both walls, a large double bedroom with a picture window at the front affording views out over the gardens to the River Irt and the fells and including window seat. A door from the bedroom leads to an en-suite shower room which looks to the rear.

From the reception hall, a second hallway leads to a separate wing with windows that look into a central courtyard area. This hall leads down to a garden room with a kitchenette which looks out over the formal gardens, has a door to the rear for access, a partly glazed roof and benefits from a tiled floor. There are three double bedrooms to this side of the house, one with a double aspect and the others with windows to the side, overlooking the gardens along with a further family bathroom with a double shower enclosure, bidet and separate bath.

EXTERNALLY

The property enjoys generous landscaped gardens which surround the home and include areas and nooks at the front to sit and watch the river with the Wasdale Fells providing a dramatic backdrop, a sheltered area in the centre for dining, a formal lawned garden with sun

terrace and planted borders and a vegetable garden with greenhouse.

A private shared driveway leads up from the roadside past the property to a sizeable parking area with stone balustrade overlooking the wildlife garden and access to a detached double garage with attached workshop.

A path from this parking area then leads down past a wildlife pond into a wild meadow area with various fruit trees which borders a stream. In total gardens measure 2.07 acres.

DIRECTIONS

From Whitehaven take the A595 southwards passing through the town of Egremont and passing Gosforth, heading for Ravenglass. On entering the village of Holmrook, pass the Lutwidge Arms and Mechanical Garage and take a driveway on the right hand side before reaching the turn for Drigg, which leads up to the property

POSTCODE – CA19 1UH EPC – Band F

FIXTURES & FITTINGS

Some items, such as carpets, curtains and light fittings,

not mentioned in these sales particulars may be either excluded from the sale or available by separate negotiation.

TENURE – Freehold

SERVICES

Mains water, mains gas, drainage and electric are connected. Oil fired central heating. Solar panel system supplying hot water only

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(55-68) D		
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(21-38) F	21	36
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Not energy efficient - higher running costs		



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