

The Sun,
Ireby, Wigton

Edwin
Thompson

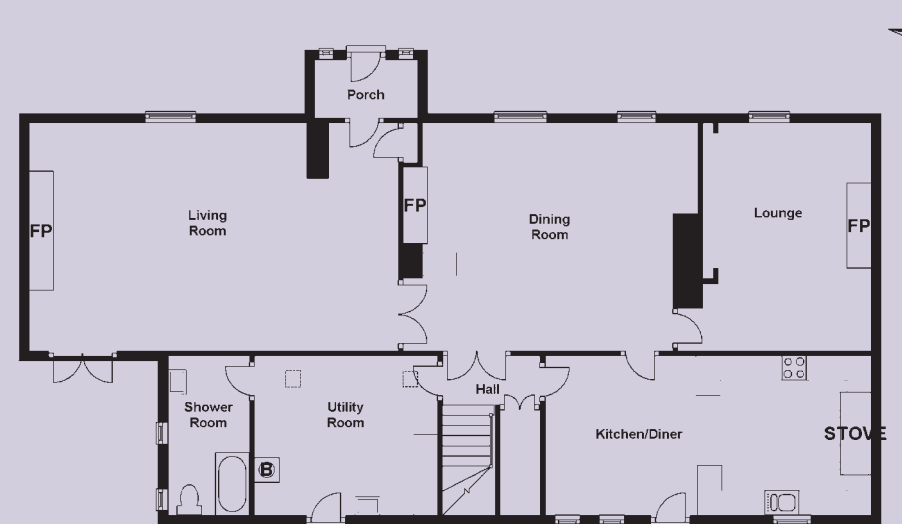


rightmove.co.uk
The UK's number one property website

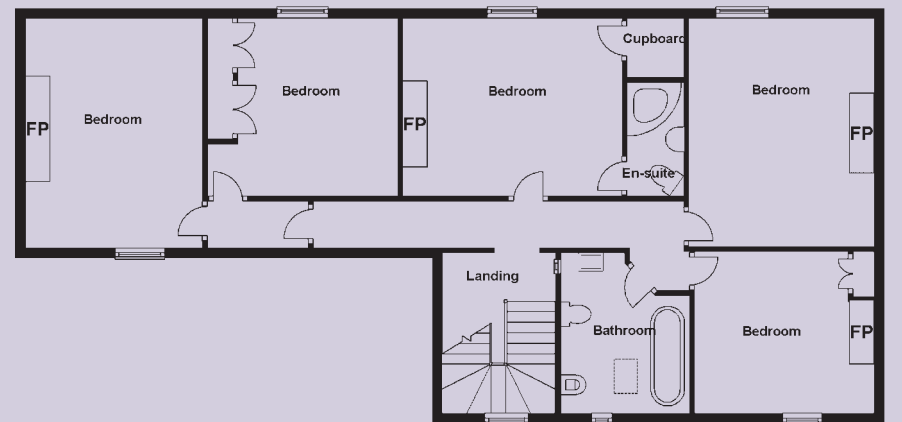
The Sun,
Ireby, Wigton, Cumbria, CA7 1EA



Ground Floor



First Floor





Berwick upon Tweed • Carlisle • Galashiels • Keswick • Windermere

Brief Résumé

Recently completed and truly outstanding conversion of a traditional village inn to provide detached 5 bedroomed, 3 bathroomed accommodation of considerable character and charm. Attached barn ready for conversion, large rear garden, and paddock land extending to approximately to 2 acres.

Description

The Sun is a former traditional old village Public House/Inn which has only recently been converted to what is now an immaculate 5 bedroomed detached house. The property has been totally renovated, and the recently completed work has been undertaken to the very highest order with top quality fixtures, fittings and furnishings etc. This property now offers modern spacious and comfortable accommodation whilst retaining much of the character of this very old property. Internal viewing is absolutely essential to appreciate the tasteful attention to detail and the high specification which has included: thermal boarding the ground floor, new wiring, plumbing, heating etc, timber treatment, made to measure cottage style latched doors and Georgian Style doors, high quality Herdwick wool carpets, plus Herdwick wool insulation in the loft, intruder alarm system, Cat 5 wiring and TV point in most rooms.

Included with this property is an attached barn ready for conversion. The rear wall has been rebuilt to incorporate new entrance door and windows. There is also an internal connecting door at first floor level so that there are options to utilise the barn as additional annexed accommodation. To the rear is a large garden backing onto open countryside, the field immediately to the rear amounting to approximately 2 acres is also included with this property.

The Sun enjoys a most pleasant village location with an entirely rural aspect to the rear over the rolling Cumbrian landscape with views towards the northern Cumbrian fells of the Lake District National Park. Ireby sits on the National Park boundary, and therefore offers easy access to this area of outstanding natural beauty, whilst also being just a short distance from the beautiful Solway coast etc

Accommodation

Entrance Porch – 2.09m x 1.19m (6'10" x 3'11")

Sealed unit double glazed patterned glass front door and side windows, stone floor, oak bench seat, cloaks hanging space, inner half glazed sealed unit double glazed door with sandstone surround leads to:

Lounge – 7.58m x 4.67m (24'10" x 15'4")

Beamed ceiling, large sandstone fireplace and hearth incorporating multi fuel stove, display alcoves with exposed old timber lintels and integral lights, old style radiators, sealed unit double glazed window to front and sealed unit double glazed doors leading out to the garden, half glazed double doors to:

Dining Room – 4.94m x 4.61m (16'2" x 15'1")

Exposed beams to ceiling, feature sandstone fireplace and hearth with open fire grate, recess with exposed timber lintel, old style radiator, sealed unit double glazed windows to front with fitted linen blinds and window seats, separate half glazed double doors lead to the rear hall, the kitchen, and the study

Study – 4.55m x 3.44m (14'11" x 11'3")

Extensive range of fitted shelves, attractive cast iron open fireplace with copper canopy and slate hearth, old style radiator, fitted low level cupboards, feature small internal sandstone window with exposed lintel to kitchen, sealed unit double glazed window to front

Kitchen – 6.67m x 3.17m (21'10" x 10'5")

Breakfast kitchen with separate dining area. Fitted Shaker style wall and base units providing cupboards and drawers, Corian work surfaces, integral one and half bowl stainless steel sink with mixer tap incorporating water filter, and tiled up-stand. Redfire oil fired kitchen range with 2 hot plates, hot tray and 4 ovens, inset to tiled arched recess, separate John Lewis ceramic hob, and Neff electric oven, plumbing for dish washer, recessed ceiling lights, extractor fan, radiator, sealed unit double glazed window to rear and sealed unit double glazed stable door to rear garden

Rear Hall

With understairs cupboard, stone stairs to first floor with oak posts, banister and balustrade, half landing with radiator and sealed unit double glazed window to rear

Utility Room – 3.77m x 3.19m (12'5" x 10'5")

Porcelain wash basin, plumbing for washing machine, Worcester oil fired boiler and pressurised hot water system including mega flow high efficiency cylinder, high ceiling with round "porthole" sky lights, half glazed stable door to rear garden and further half glazed door leading to:

Shower Room – 3.21m x 1.68m (10'6" x 5'6")

Large shower cubicle, with chrome shower pole, head, and wand, WC, wash basin with mirror and light above, electric heated white ladder style radiator, recess with old style radiator and fitted shelves above, recessed ceiling lights, patterned glass sealed unit double glazed windows to side with linen blinds

First Floor

Landing

With oak posts and glass screen, exposed ceiling timbers

Main Landing

With radiator, exposed old lintels, sandstone window recess with exposed lintel, borrowed light from high level round window

Bedroom – 4.72m x 3.71m (15'6" x 12'2")

Sandstone fireplace with raised grate on sandstone hearth, exposed stone wall and chimney breast, exposed roof timbers, radiator, locked door to barn, sealed unit double glazed window to rear

Bedroom 2 – 3.92m x 3.81m (12'10" x 12'6") (including wardrobes)

Range of fitted wardrobes, radiator, loft access with drop down ladder, high lever internal round window, sealed unit double glazed window to front

Bedroom 3 – 4.45m x 3.61m (14'7" x 11'10")

Sandstone fireplace with display shelves either side of the chimney breast, walk-in wardrobe with light, loft access with dropdown ladder, radiator

Ensuite Shower Room

Curved corner shower cubicle with chrome shower head and wand, tiled walls, wash basin with mirror and light above, corner WC, recessed ceiling lights, extractor fan, white ladder style radiator, sealed unit double glazed window to front

Bedroom 4 – 4.68m x 3.76m (15'4" x 12'4")

Stone fireplace, radiator, sealed unit double glazed window to front

Bedroom 5 – 3.37m x 3.2m (11' x 10'6")

Stone fireplace, built-in cupboard, radiator, low level sealed unit double glazed window to rear

Inner Landing /Lobby

With "porthole" roof light

Bathroom – maximum 3.27m x 2.65m (10'9" x 8'8")

White roll top bath, floor mounted free standing tap and shower wand, bidet, WC, wash basin with mirror fronted wall cabinet above having integral light and shaver point, wall light, extractor fan, white ladder style radiator, linen cupboard, velux roof window, low level sealed unit double glazed window to rear, internal window to landing

Adjoining Barn – 7.14m x 5.02m (23'5" x 16'5")

2 storey stone barn with double timber doors to front, and rebuilt stone and block wall to rear with sealed unit double glazed windows and door installed. The barn is available for conversion to a 2 bedroomed cottage or annexed accommodation subject to necessary consents

Outside

To the front, the property has a delightful newly landscaped garden enclosed by an attractive stone wall, one half laid to lawn, and the other half laid with slate chippings each side incorporating circular raised flower beds in matching stonework. To the righthand side of this enclosed garden, and to the front of the barn, is a tarmaced hard standing/parking area. To the rear is a further hardstanding and space for parking at least 2 cars, together with a large garden consisting mainly of lawn which backs onto open countryside. The field immediately adjoining the rear and extending slightly to the south is to be included in the sale and extends to approximately 2 acres.

Services

Mains electricity, water, and drainage are connected. Central heating and water heating are provided by the oil fired boiler

Council Tax

The Valuation Office website identifies the property as being in Band 'D' and the Allerdale Borough Council website lists the Council Tax payable for the current year, 2011/12 as being £ 1,513,519

Offers

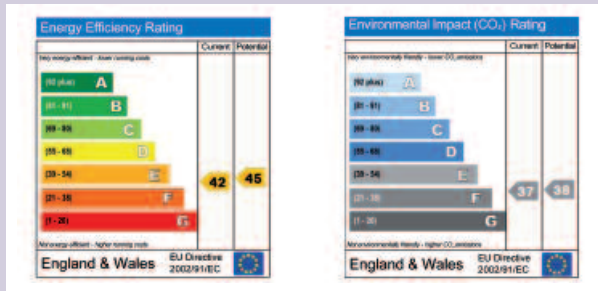
Guide Price: £630,000 (six hundred and thirty thousand pounds)

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

Viewing

Strictly by appointment through the Agents, Edwin Thompson LLP

Ref: H1066



28 St John's Street,
Keswick,
Cumbria
CA12 5AF

T: 017687 72988
F: 017687 74690
E: keswick@edwin-thompson.co.uk
W: edwin-thompson.co.uk

Edwin
Thompson



Berwick upon Tweed
Carlisle
Galashiels
Keswick
Windermere

Edwin Thompson is the trading name of
Edwin Thompson LLP, a Limited Liability
Partnership registered in England &
Wales No OC306442.

Registered office: 28 St John's Street,
Keswick, Cumbria. CA12 5AF

Regulated by RICS



IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were updated in October 2011.