



Ireby

Offers in the region of £630,000

New Park, Ireby, Wigton, CA7 1HD

A stunning three bedroom semi-detached period former Cumbrian farmhouse originally dating from 1820 and latterly benefitting from comprehensive upgrading including the addition of a superb contrasting contemporary substantial rear extension together with an impressive conversion of the adjoining rear barn to provide a versatile one bedroom annexe ideally suitable for a dependant relative, guest accommodation or lucrative holiday rental.

Enjoying delightful views over open countryside to the Solway, New Park nestles in a tranquil rural setting located approximately one mile from Ireby village, eleven miles from Cockermouth and thirteen miles from Keswick. Internal viewing is highly recommended.

Quick Overview

- Stunning Cumbrian period former farmhouse originally dating from 1820
 - Superb contrasting contemporary substantial rear extension
 - Adjoining converted barn providing additional versatile annexe accommodation
 - Tranquil rural setting with delightful views over open countryside to the Solway
 - Under one mile from Ireby, eleven miles from Cockermouth and thirteen miles from Keswick
 - Charming original period architectural features including exposed beams
 - Four bedrooms and two luxury bath / shower rooms
 - Three large reception rooms, mezzanine study and two fitted kitchens
 - Front garden and rear paved entertaining terrace
 - Detached garage and expansive on-site parking
- Property Reference: 32275



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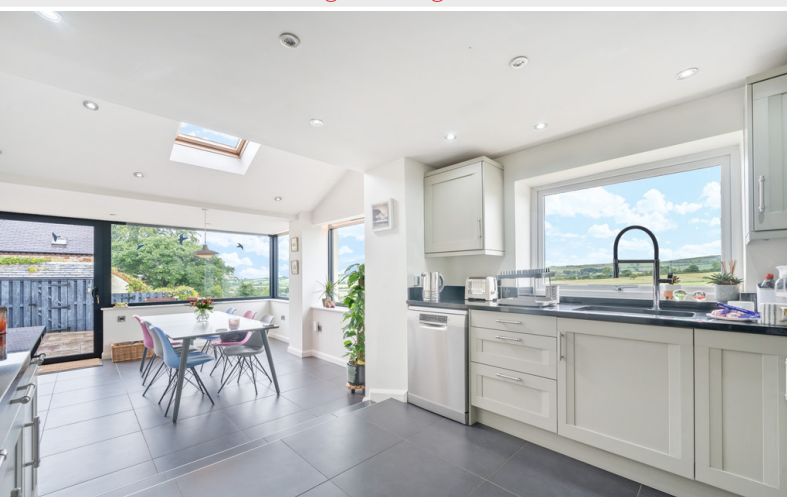
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Living / Dining Room



Kitchen



Sun Lounge / Dining Room



Guest Bedroom

Accommodation

Main House Ground Floor:

Entrance Porch

With under floor heating.

Open Plan Living / Dining Room

With oak floor, feature inglenook sandstone fireplace including green enamel wood burning stove, two radiators.

Inner Hall

With radiator, under stairs cupboard, sandstone staircase to the first floor.

Walk In Pantry

Kitchen

With fitted base and wall units including black granite work surfaces and pelmet lighting, under mounted sink with mixer tap, integrated extractor unit, plumbing for dishwasher, under floor heating.

Open Plan Sun Lounge / Dining Room

With expansive windows to two elevations providing delightful rural views, two roof windows, under floor heating, glazed patio door.

Adjoining Barn Conversion Ground Floor:

Hall

With built in cupboards.

Guest Bedroom

With radiator.

Shower Room

With WC, wash hand basin, wet room shower, radiator.

Open Plan Living Room / Kitchen

With oak floor, vaulted double height ceiling including three roof windows, wood burning stove, fitted base and wall units with pelmet lighting, sink with mixer tap, integrated oven, hob, extractor unit, fridge, under floor heating, glazed patio door, oak and glass panelled staircase leading to the first-floor mezzanine room / study.

Galleried Mezzanine Room / Study

With two roof windows, glass wall panelling, built in cupboard.

Main House First Floor:

Landing



Sun Lounge / Dining Room



Living / Dining Room



Mezzanine / Study



Master Bedroom



Bedroom Four



Bathroom

Master Bedroom Dressing Room

With radiator, built in cupboard.

Master Bedroom

Rear master bedroom with vaulted ceiling including roof window, radiator.

Bedroom Three

Front bedroom with radiator.

Bedroom Four

Front bedroom with radiator.

Bathroom

With WC, wash hand basin, roll top bath, large shower cubicle, heated towel rail.

Outside:

Front tarmac surfaced driveway providing expansive on-site parking, lawned garden with stocked and shrubbed borders, pergola, paved patios. The adjoining property has a pedestrian right of way over the front garden.

Detached Garage / Workshop

With electric light and power.

Outside:

Rear paved entertaining terrace, wood store, oil tank.

Substantial Utility / Storage / Bicycle Room

With electric light and power, plumbing for washing machine.

Services

Mains water and electricity. Shared septic tank drainage. Oil central heating with ground floor under floor heating and first floor radiators.

Tenure

Freehold.

Council Tax

Band D.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Keswick at the roundabout junction with the A66 proceed onto the A591 heading towards Bassenthwaite. After approximately seven miles continue straight ahead at the junction with the Castle Inn and turn right after approximately two miles where signposted to Torpenhow. Proceed for approximately half a mile and turn right at Whitrigg then turn left after half a mile where signposted to New Park. The property is situated on the left after approximately one hundred and fifty metres.

Price

Offers in the region of £630,000.



Living Room / Kitchen



Master Bedroom



View



Entertaining Terrace

Request a Viewing Online or Call 01768 741741

Meet the Team

Nick Elgey

Sales Manager

Tel: 017687 41741
Mobile: 07368 416931
nre@hackney-leigh.co.uk



Simon Bennett

Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Jane Irving

Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Amy Robinson

Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Helen Holt

Viewing Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Steve Hodgson

Viewing Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 741741** or request online.



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Hackney & Leigh Ltd 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: keswicksales@hackney-leigh.co.uk

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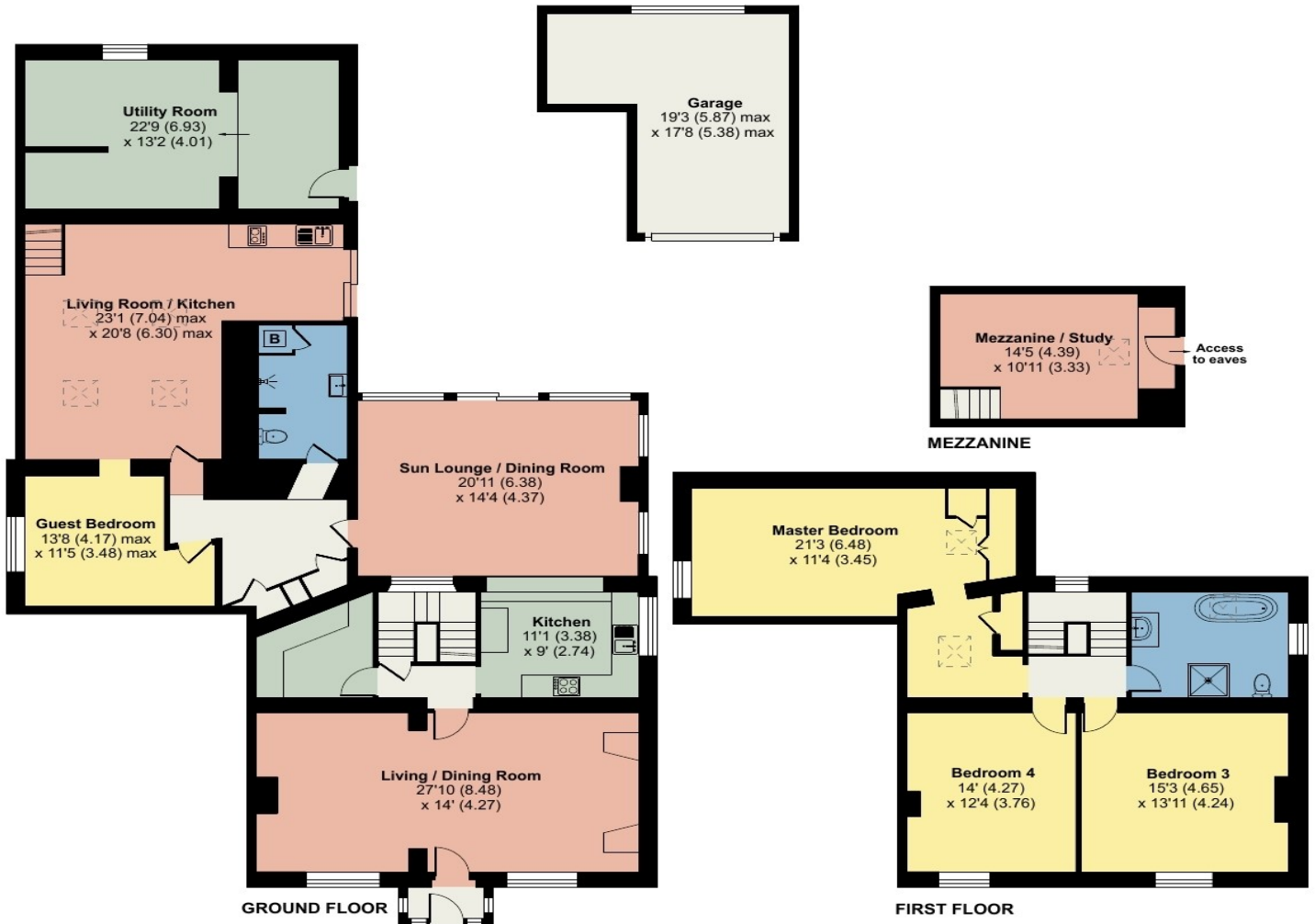
Approximate Area = 3058 sq ft / 284 sq m

Garage = 268 sq ft / 24.9 sq m

Mezzanine = 189 sq ft / 17.6 sq m

Total = 3515 sq ft / 326.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for Hackney & Leigh. REF: 1141894

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