



Irt Brae , Holmrook, CA19 1UH

£385,000

ONLINE VIEWING AVAILABLE

For Sale with NO ONWARD CHAIN.... Sitting pleasantly on a fabulous corner plot in the small village Holmrook, on the west banks of the River Irt. with easy connections to Drigg, with its railway station less than two miles to the west and great employment links to nearby local employment centres.

Irt Brae has so much to offer from generous and versatile living accommodation to suit individual needs, to picturesque exterior mature gardens incorporating sunny patio, a range of various fruit trees and views across the valleys from all angles. Not forgetting, ample off road parking for multiple vehicles and large integral garage.

Simply put your own stamp on the property, and call it home! Viewing is highly recommended, to arrange this please call us on 01946 693931.

OWNERS COMMENTS

A great family home for many years, ideal for entertaining both inside and out with a large garden that gets the sun all day long, stunning views and great local amenities including local shop, post office and petrol station.

ENTRANCE PORCH

Perfect for leaving shoes after a lovely walk in the nearby countryside, or keeping parcels out of the rain. Access to:

ENTRANCE HALLWAY

Welcoming, generous space with stairs to the first floor landing, burglar alarm system for security, store cupboard under the stairs and doors to:

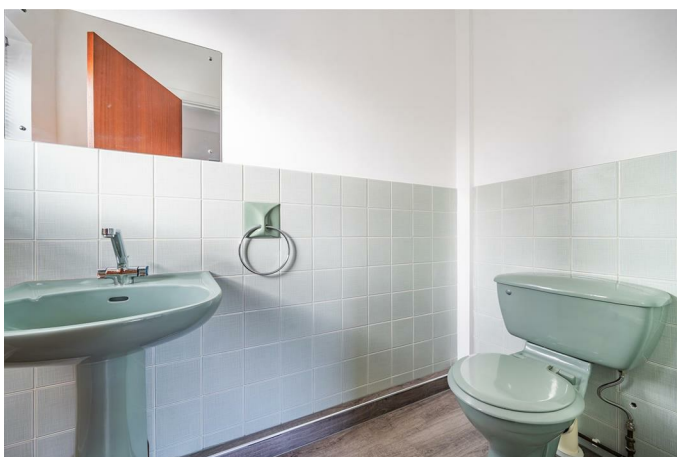
INNER HALLWAY

7'8" x 5'9" (2.35 x 1.76)



Versatile space to suit your own individual needs, this would make a great coat space, small guest room or home office with a door to:

W.C.



W.C, wash hand basin and half tiled walls.

UTILITY ROOM

19'1" x 7'8" (5.82 x 2.35)



Back from the Entrance Hall, you have access to a handy utility room with tiled flooring, partly tiled walls, plumbing, inset stainless steel sink unit, ample appliance space, small window and doors accessing the side garden and integral door accessing the garage.

INTEGRAL GARAGE

22'8" x 15'10" (6.93 x 4.83)

Double garage with power and lighting, electric front garage door and water supply.

BACK FROM THE ENTRANCE HALLWAY

Stairs lead to the First Floor Landing which houses the airing cupboard and offers further access to:

RECEPTION ROOM

25'8" x 15'5" (7.84 x 4.70)



Large reception space, perfect for larger families with multi aspect windows and patio doors.

DINING ROOM

15'3" x 9'9" max (4.67 x 2.99 max)



Spacious room, which could handily be used as a dining area where a large 8 seater table can be comfortably housed, play room or simply a second smaller reception room, boasting double patio doors opening onto the side patio.

BEDROOM ONE

17'4" x 15'8" max (5.30 x 4.78 max)



Double Bedroom with multi aspect windows allowing a lovely flow of natural light, deep fitted wardrobes and door to:

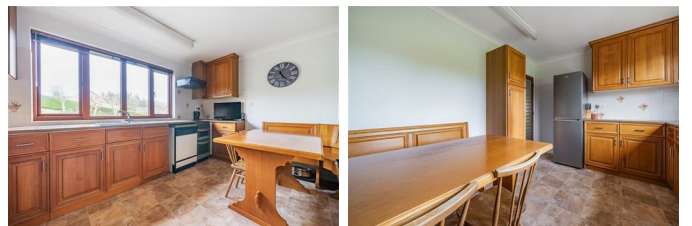
EN-SUITE BATHROOM



Recently installed, and never used. This modern four piece suite comprises of a bath, shower cubicle, W.C and wash hand basin alongside partly tiled walls and frosted glass window.

KITCHEN

13'6" x 9'7" (4.12 x 2.93)



Range of solid wood wall and base units with tiled splash back surrounds and fitted corner seating area. A great space on offer which could easily be reconfigured to suit your culinary needs. Side aspect window with views across the garden.

BATHROOM



Four piece olive suite comprising of a bath, shower cubicle, W.C and wash hand basin alongside frosted glass window.

BEDROOM TWO

13'3" x 11'6" max (4.04 x 3.52 max)



Double bedroom with multi aspect windows & double patio door to the rear and side gardens and fitted wardrobes.

BEDROOM THREE

13'10" x 9'8" (4.22 x 2.95)



Double bedroom with multi aspect windows to the rear and side gardens and fitted wardrobes.

BEDROOM FOUR

9'6" x 9'6" (2.92 x 2.90)



Small double bedroom with side aspect window.

EXTERNAL FRONT



A grand welcome through the double gates to ample parking, and access to the integral garage.

WRAP AROUND GARDEN



The private wrap around gardens are a delight and ideal for growing families. The sunny side patio is great whether you're sitting out having your morning coffee or entertaining family with a BBQ in the evenings whilst the children play on the extensive lawned garden. The property has a path running around the whole property making access to any entrance point simple

GARDEN - SIDE



GARDEN - REAR



THINGS YOU NEED TO KNOW

The property benefits from mains gas, electric, water and drainage supplies.

The property has a Johnson & Starley high spec J50 warm air boiler system which is situated in the airing cupboard on the first floor landing.

The property has all original timber framed windows.

The property benefited from a new fuse box in 2021.

The property has a water meter located in the garage.

COUNCIL TAX

We have been advised by Cumberland (01946) 852585 that this property is placed in Tax Band F

DIRECTIONS

From Gosforth/ Seascale follow the A595 South towards Holmrook. Upon entering the village through the 30mph zone passing the Lutwidge Arms Hotel, take the next right hand turn onto a small estate. Irt Brae can be located in the top right hand side corner with the property name plaque displayed on the wall to the driveway entrance.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any

point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

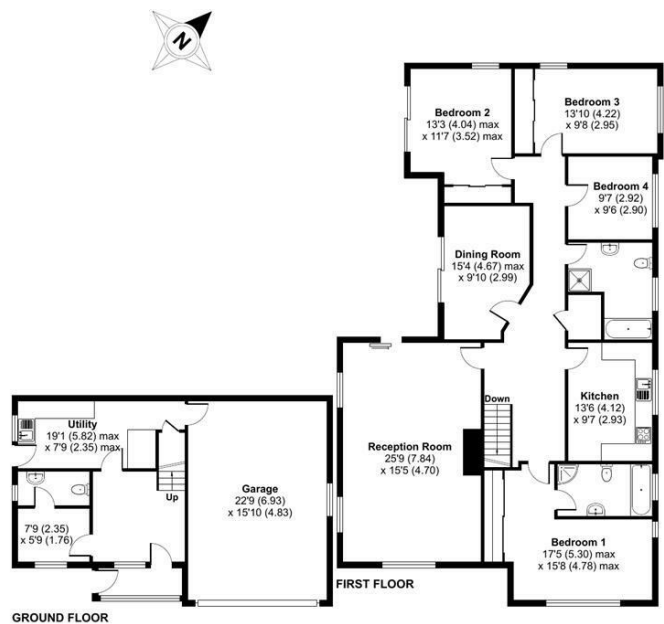
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

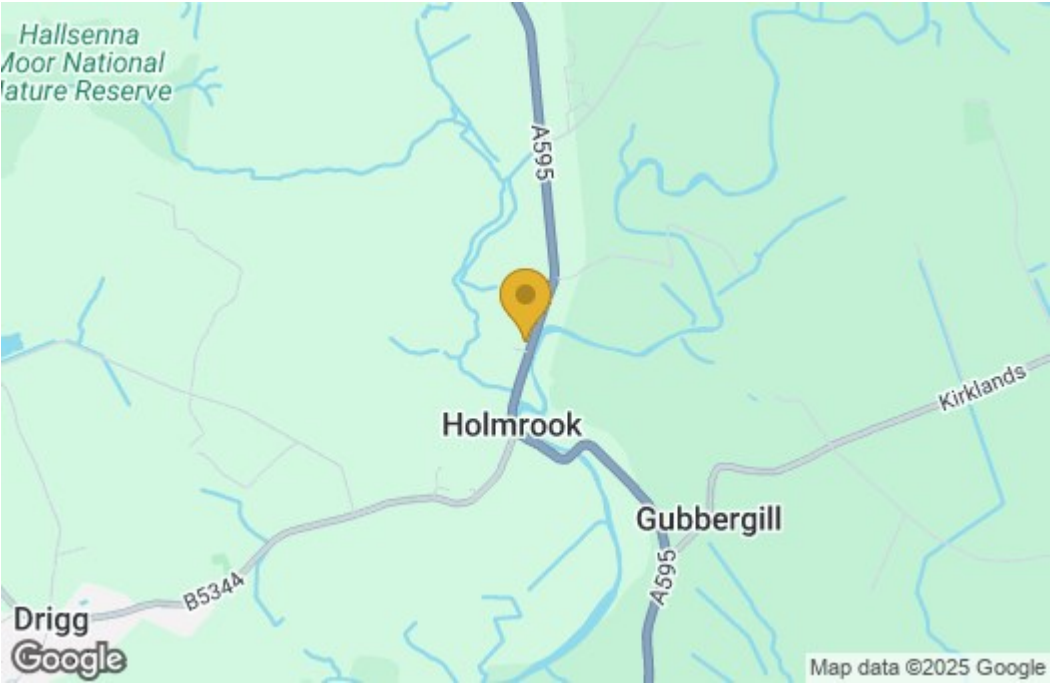
Irt Brae, Holmrook, CA19

Approximate Area = 2135 sq ft / 198.3 sq m
Garage = 360 sq ft / 33.4 sq m
Total = 2495 sq ft / 231.7 sq m
For identification only - Not to scale

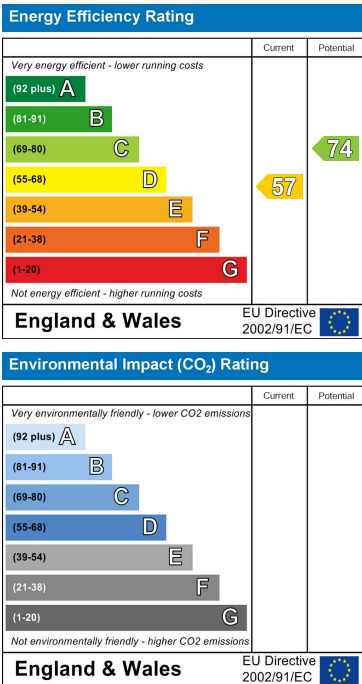


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Grisdales. REF: 1238540

Area Map



Energy Efficiency Graph



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