



Hereford House, Ireby, Wigton, CA7 1EA

Guide Price £170,000

PFK



# Hereford House

## The Property:

Hereford House is a spacious three bed mid terrace which sits in the centre of the popular Lake District village of Ireby, the quieter part of the National Park which sits right on the doorstep for the beautiful northern fells.

The property comprises high ceilinged lounge, dining kitchen, ground floor shower room and three double bedrooms. Whilst the property would benefit from modernisation and upgrading, it has had an upgraded electric heating system and contemporary shower room installed in the last few years.

Externally there is a courtyard immediately behind the property which provides offroad parking for Hereford House, alongside a useful outbuilding, and a small flight of steps which lead to the lawned garden, which thanks to its generous size and open aspect is a private, suntrap space.

Being sold with no onward chain, this is a fantastic opportunity for either downsizers or a young family looking to set down roots in this welcoming village.







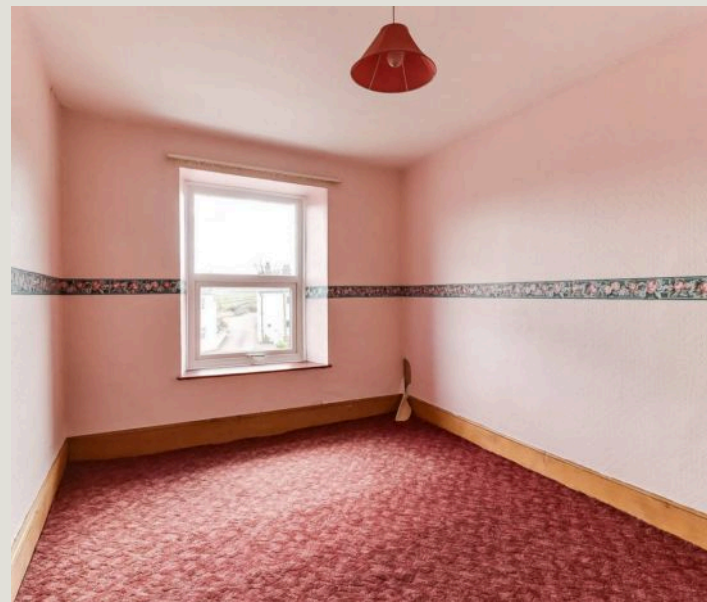
## Hereford House

### Location & directions:

Ireby is a popular rural village which supports a village hall, local primary school and is within the catchment area for the popular Nelson Thomlinson Secondary School in the nearby town of Wigton. Nestled on the fellside on the edge of the Lake District National Park with panoramic views over open countryside to the north Lakeland fells beyond, yet within easy commuting distance of the A595 and M6 motorway.

### Directions

From Cockermouth take the A66 east towards Keswick. Take the left hand junction signposted Dubwath B5291, follow this road until the junction with the A591, turn right then immediately left signposted Ireby. After approximately two miles turn left signposted Ireby and follow the road into the village, the property can be found on the left hand side, next to the pub.



- **Three bed mid terrace**
- **Spacious accommodation**
- **Garden, outbuildings and offroad parking**
- **Popular Lake District village**
- **No onward chain**
- **Tenure: Freehold**
- **Council Tax: Band B**
- **EPC rating F**



## ACCOMMODATION

### Entrance Porch

Accessed via part glazed UPVC door. With part glazed wooden door into the lounge.

### Lounge

14' 6" x 14' 11" (4.41m x 4.56m)

A high ceilinged, front aspect reception room with decorative coving, ceiling rose and pendant lighting. Open fireplace with tiled hearth and surround, TV and telephone points, part glazed door into the rear hallway.

### Rear Hallway

With door into the kitchen and part glazed door giving access to the stairs leading to the first floor.

### Dining Kitchen

11' 1" x 19' 2" (3.37m x 5.84m)

A rear aspect room, with part glazed stable style door giving access out to the rear courtyard and garden. The kitchen is fitted with a range of wall and base units in a light finish with complementary wood effect work surfacing, incorporating stainless steel sink and drainer unit with tiled splashbacks. Space for freestanding fridge freezer and for electric cooker with extractor over, plumbing for under counter washing machine, and space for a four to six person dining table. Built in shelved pantry cupboard, loft access hatch, door to an understairs storage area with further door giving access to the shower room.

### Shower Room

6' 9" x 6' 4" (2.06m x 1.94m)

A rear aspect room, fitted with a three piece suite comprising corner quadrant shower cubicle with electric shower, WC and wash hand basin in a high gloss vanity unit, vertical heated chrome towel rail.





## FIRST FLOOR LANDING

With rear aspect window overlooking the garden, walk in storage cupboard and doors to all first floor rooms.

### Bedroom 1

14' 11" x 14' 7" (4.54m x 4.44m)

A front aspect double bedroom with views over the rooftops of Ireby towards Skiddaw and the northern Lakeland fells. Loft access hatch and built in storage cupboards with shelving.

### Bedroom 2

13' 9" x 10' 6" (4.19m x 3.21m)

A rear aspect double bedroom, high ceilinged with decorative coving, and enjoying views over the garden towards the surrounding Lake District fells.

### Bedroom 3

8' 8" x 11' 4" (2.63m x 3.45m)

A front aspect, small double bedroom with views over the rooftops of Ireby towards the Lakeland fells and Skiddaw.

## EXTERNALLY

### Garden

To the front of the property there is onstreet parking (on a first come first served basis) and to the rear, accessed via an archway just around the corner from the house, adjacent to the Black Lion public house, there is archway access into the courtyard area which is capable of providing a parking area for one car, also benefitting from a stone built outbuilding. Steps lead up from the courtyard area to a substantial lawned rear garden with mature trees, shrubbery and borders, two sheds and a greenhouse.

### Off street

1 Parking Space





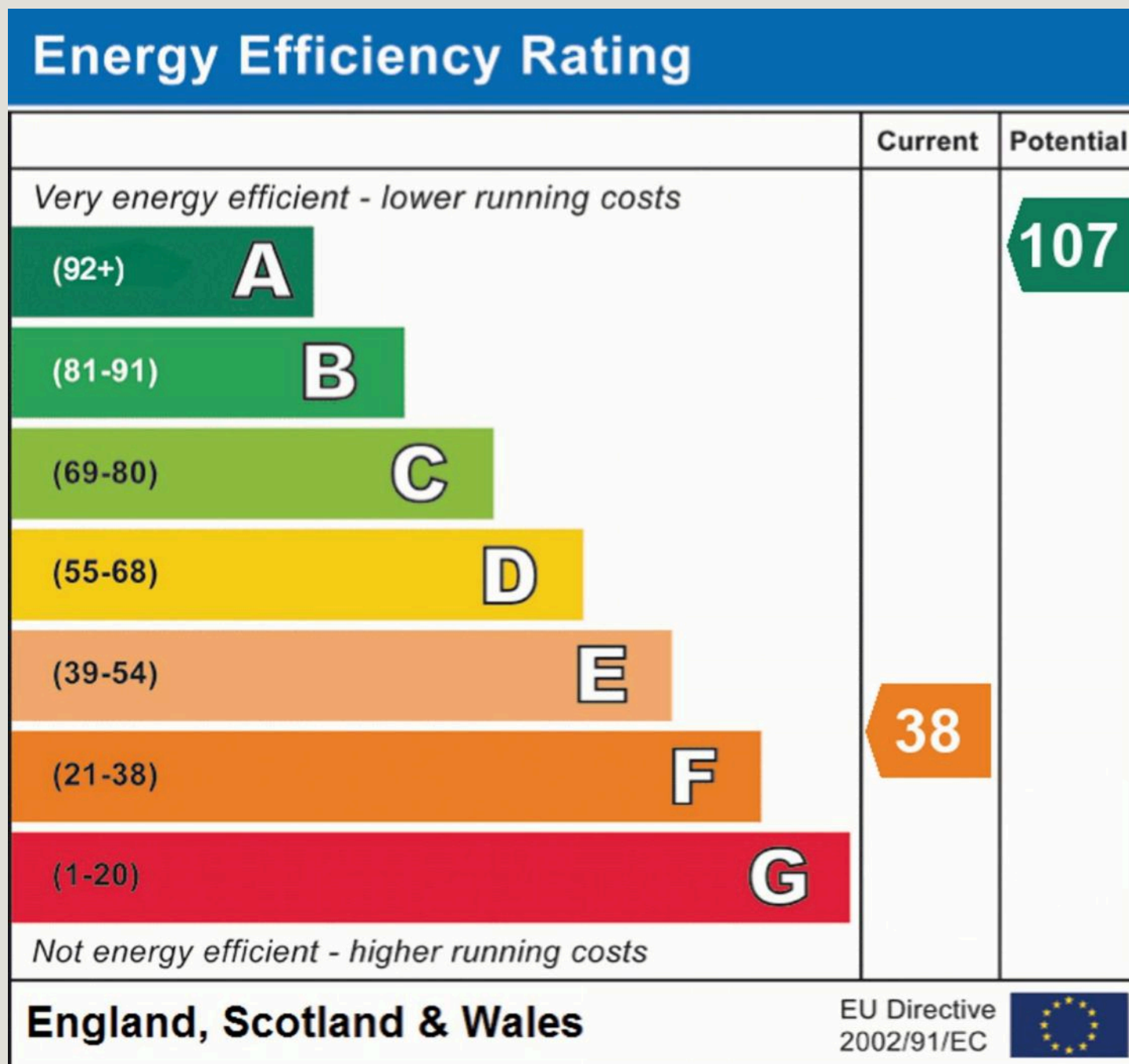
## ADDITIONAL INFORMATION

### Services

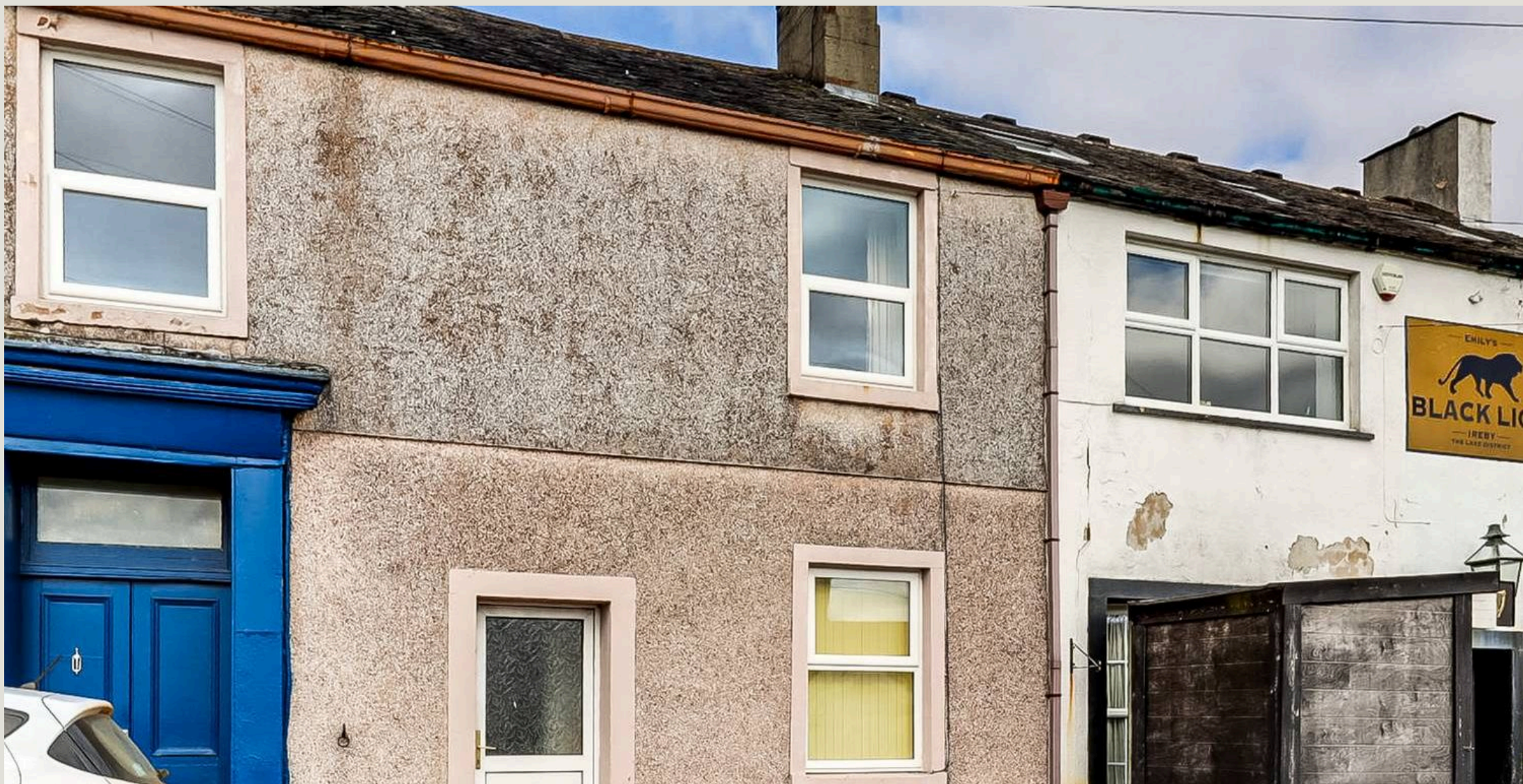
Mains electricity, water & drainage. Modern electric storage heating system and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee :  
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.







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