



## Ale Cottage

Ireby, Wigton, CA7 1EA

Guide Price £254,950



- No Onward Chain
- Packed with Character & Charm with Exposed Beams & Timber Doors
- Reverse Living with Living Room & Kitchen to the First Floor
- Three-Piece Family Bathroom
- Off-Road Parking plus Garage with Development/Renovation Potential
- Semi-Detached Cottage in an Outstanding Village Setting
- Currently Utilised as a Holiday-Let Investment
- Two Double Bedrooms, with Master En-Suite
- Elevated Garden with Picturesque Outlook
- EPC - F

# Ale Cottage

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Offered to the market with no onward chain, this characterful two-bedroom cottage presents an excellent opportunity for those seeking a second home, holiday investment, or main residence close to the Lake District. Currently operated as a successful holiday let, the property is well presented throughout and offers reverse-living accommodation, with the living room, well-appointed dining kitchen, one double bedroom, and family bathroom situated on the first floor to maximise the fabulous, far-reaching views towards the fells, while the master bedroom suite is located on the ground floor. Truly enhancing the feel, the quirky living room features a multi-fuel stove, vaulted ceiling, and patio doors which allow direct access to the side garden. The cottage showcases exposed beams, timber doors, and attractive period details throughout. Outside, an elevated side garden provides a pleasant outdoor space enjoying the same picturesque outlook, while a dedicated parking space and an integral garage with utility area offer valuable flexibility for additional parking, storage, or potential future development. This is a property that must be viewed to be fully appreciated, contact Hunters today to arrange your viewing.

#### Utilities, Services & Ratings:

Electric Room Heating and Double Glazing Throughout.

EPC - F and Council Tax Band - TBC.

Ireby is a charming and peaceful village set on the northern edge of the Lake District National Park, offering an idyllic blend of rural tranquillity and strong community spirit. Surrounded by open countryside, rolling fells and scenic walking routes, the village provides an ideal base for lovers of the outdoors, with Bassenthwaite Lake and the Caldbeck Fells only a short distance away. Despite its quiet setting, Ireby benefits from a well-regarded local pub, a popular village hall hosting regular events and the renowned Ireby Music Festival. The nearby town of Wigton, approximately six miles away, provides a wider range of amenities including shops, schools, leisure facilities and transport links, while Keswick and Carlisle are both easily reachable for commuting. The A595 runs within close proximity to the village, offering excellent road connections toward Carlisle, Cockermouth and West Cumbria, as well as easy links to the A66 and M6 motorway, making Ireby a convenient location for those needing straightforward and reliable travel routes. Ireby offers a perfect balance of rural living with convenient access to surrounding towns, the National Park and the beautiful Cumbrian landscape.

## FIRST FLOOR:

### ENTRANCE HALL

Entrance door from the side, internal door to the living room, internal single glazed window to the living room, and a built-in cupboard with electricity meters and consumer unit internally.

### LIVING ROOM

Feature multi-fuel stove with hearth, electric room heater, stairs down to the ground floor hall, internal door to the hallway, double glazed window to the front aspect, and double glazed patio doors to the side garden.

### HALLWAY

Internal doors to the dining kitchen, bedroom two and bathroom, electric room heater, two built-in cupboards (one housing the water cylinder), and a double glazed window to the rear aspect.

### DINING KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces, upstands and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, integrated under-counter fridge, integrated dishwasher, one bowl stainless steel sink with mixer tap, electric room heater, and a double glazed window to the front aspect.

### BEDROOM TWO

Double glazed window to the front aspect, and an electric room heater.

### BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and a bath with electric shower over. Part tiled walls, electric towel rail, electric wall-heater, extractor fan, and an obscured double glazed window.

## GROUND FLOOR:

### HALL

Stairs down from the first floor living room, internal doors to the master bedroom and garage, and a double glazed window to the front aspect.

### MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, two electric room heaters, built-in wardrobe with double doors, small under-stairs store, and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin, and shower enclosure with mains shower. Part-tiled walls, electric chrome towel radiator, electric wall-heater, recessed spotlights, and an extractor fan.

## GARAGE

Double barn-style doors to the front elevation, plumbing for a washing machine, space for a tumble drier and under-counter freezer, power, lighting, and an external cold water tap.

## EXTERNAL:

Side Garden:

Accessed via steps and a gate rising from the roadside, the generous elevated side garden offers a lovely outdoor space, featuring a paved seating area, gravelled sections, floral borders and mature hedging to the rear boundary. From here, further steps lead up to the side entrance door as well as the living room's patio doors.

Parking:

Parking is available within the garage, with an additional parking space for one vehicle positioned conveniently beside the road.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - enforced.ritual.cabbages

## AML DISCLOSURE:

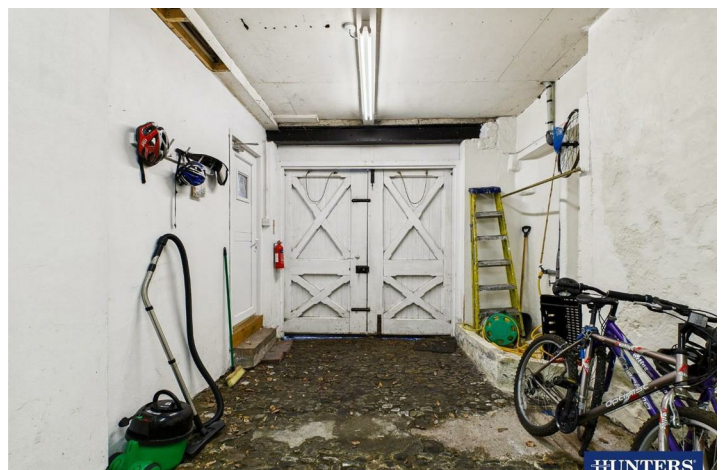
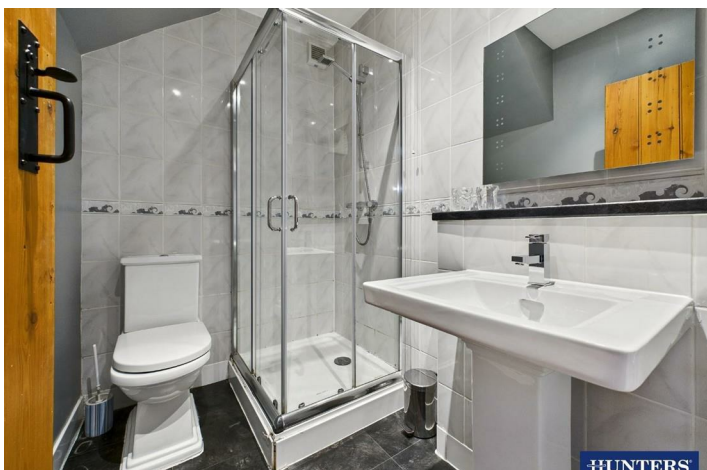
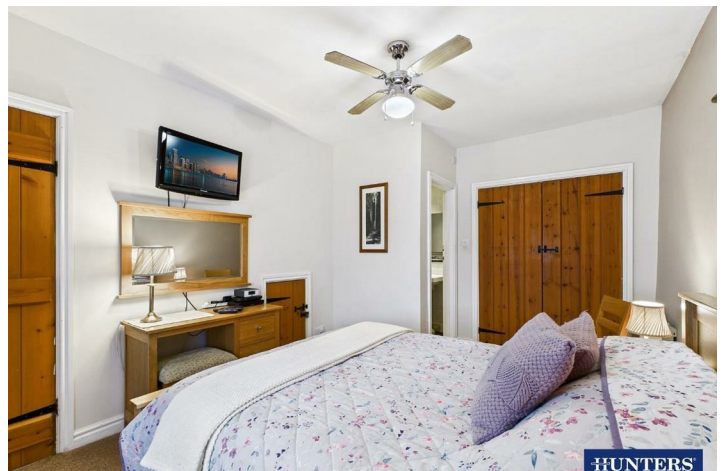
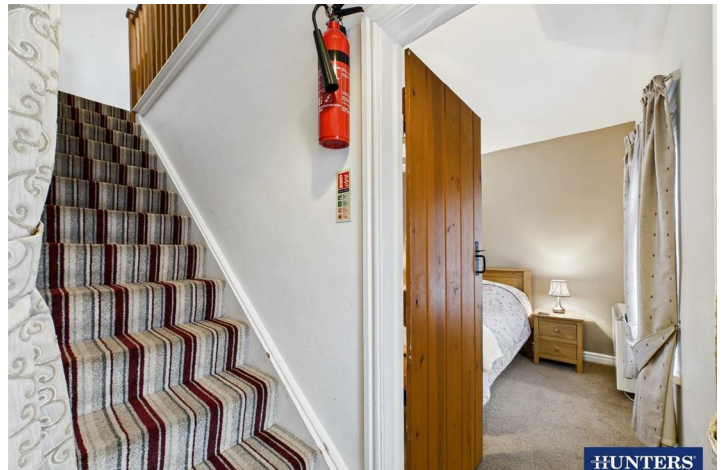
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## Floorplan



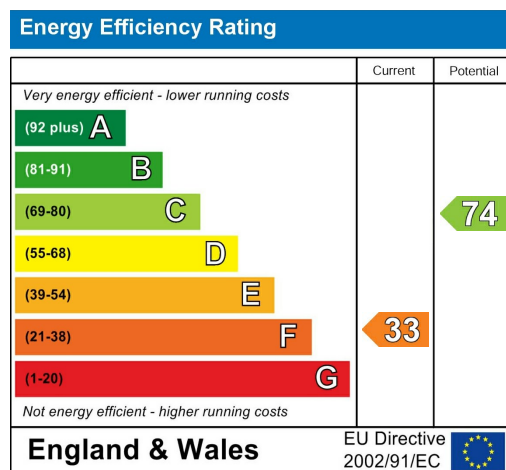








## Energy Efficiency Graph

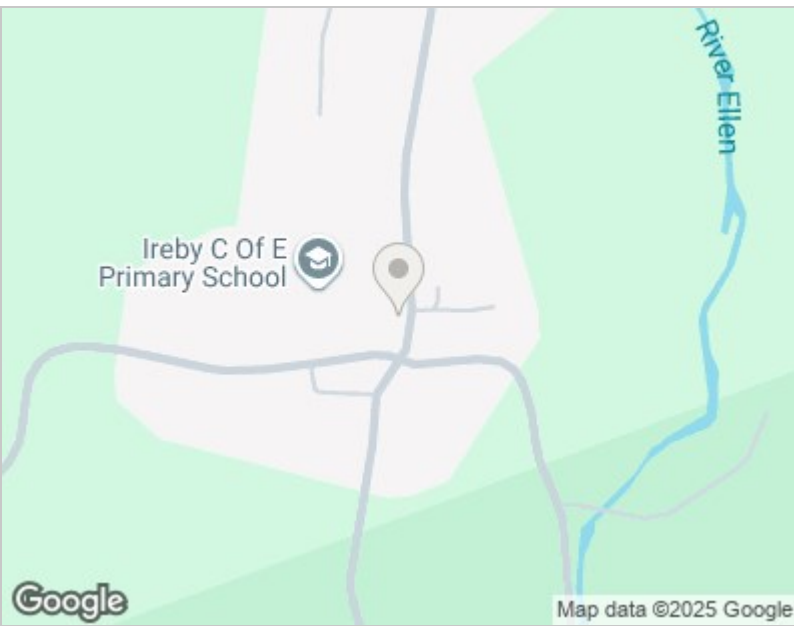


## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map



**HUNTERS**  
HERE TO GET *you* THERE

Tel: 01228 584249



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