



## Ivegill

£350,000

The Granary, 7 The Grange, Ivegill, Carlisle, Cumbria, CA4 0PE

Step into a world where rustic charm meets comfort in this beautiful terraced barn conversion. Set across three inviting floors, within an exclusive private estate development, "The Grange Estate", that has been sympathetically constructed in a traditional style providing modern, spacious homes that are also full of character with its blend of traditional features and modern amenities, offering a unique lifestyle opportunity full of character and charm.

The ground floor boasts a well-appointed dining kitchen, perfect for morning gatherings, living room, alongside a convenient WC/cloakroom. On your left in the fitted dining kitchen featuring, integrated four ring gas hob, oven and extractor with integrated microwave and dishwasher.

### Quick Overview

- 4 Bedroom barn conversion
- Located within an exclusive private estate development
- Presented over 3 floors
- Living room with gas fire & wooden beams
- Idyllic setting
- Tiered garden
- Parking & garage
- Broadband available



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3



1



D



Broadband  
available



Parking &  
Garage

Property Reference: P0436





Dining Kitchen



Living Room



Dining Room



Bathroom

Availability for a free standing fridge/ freezer. Stainless steel sink with hot and cold taps. Grey speckle coloured worktops with cream coloured wall and base units. Double glazed window to front and side aspect. Part tiled with vinyl flooring. The living room, a cosy retreat featuring a charming gas fire with a stone surround, complemented by exposed wooden beams that add a touch of warmth and history. This is the ideal space to unwind after a long day, enveloped in the comforting glow of the fire. Two double glazed windows to side aspect. Carpet flooring.

Ascend the carpeted staircase to the first floor, to discover two generously sized bedrooms, both with their own En- suite ensuring privacy and convenience for all residents. Bedroom 1 is an impressive double bedroom with pitched ceiling, striking wooden beams that exude a sense of grandeur and two storage cupboards. Arch double glazed window to side aspect with carpet flooring. Three piece En- suite with shower, WC and basin with hot and cold taps. Heated towel rail. Part tiled with vinyl flooring. Bedroom 2, is equally as impressive with pitched ceiling and wooden beams. Two double glazed windows to the side aspects, with two double glazed Velux windows, flooding the room with natural light. Carpet flooring. Three piece En- suite with shower, WC and basin with hot and cold taps. Double glazed window to side aspect. Part tiled with vinyl flooring.

Descend to the lower ground floor where versatility reigns supreme. Here, you'll find Bedroom 4/ dining room, Bedroom 3 and family bathroom. The spacious Bedroom 4/ dining room, adorned with wooden beams and double glazed patio doors, opens out to the side aspect, creating a seamless indoor-outdoor flow. The current owner has ingeniously used this space as an additional bedroom, showcasing the flexibility of this charming home. Double glazed window to side aspect. Carpet flooring. Bedroom 3 is a small "L" shaped bedroom, currently utilised as a home office, offering a quiet space for work or reflection. Double glazed window to side aspect with carpet flooring. Three piece bathroom with shower over bath, WC and basin with hot and cold taps. Heated towel rail and storage cupboard. Double glazed window to side aspect. Part tiled with vinyl flooring. There are two storage cupboards for additional storage, one houses the washing machine.

Step outside to explore the tiered garden, a tranquil oasis featuring grassed lawn, a pond, shrubbery and two inviting patio areas perfect for al fresco dining. The garden is enclosed by a charming stone wall, wooden and metal fence, offering privacy and a touch of rustic elegance. Trees of various sizes provide a little shade and beauty, while a garage with electrics and parking in front adds practicality. There is also visitor parking available.

We have been advised the Service Charge is £728 p/a and covers the running of the treatment plant and upkeep of the common grounds including the road.

Located in the picturesque village of Ivegill, offering rural living while still within reach of local amenities. Dalston is approximately 7 miles away offering a selection of independent shops, cafes and schools, with the city of Carlisle is approximately 9 miles from Ivegill, with the market town of Penrith, approximately 13 miles. Southwaite village allows easy access for the M6 motorway North and South.

#### Accommodation with approx. dimensions

##### Ground Floor

##### Entrance Hall

**Dining Kitchen** 13' 10" x 10' 6" (4.22m x 3.2m)

**Living Room** 17' 0" x 14' 2" (5.18m x 4.32m)

##### Downstairs WC

##### First Floor

**Bedroom One** 15' 0" x 12' 10" (4.57m x 3.91m)





Dining Kitchen



Living Room





Bedroom One



En-suite



Bedroom Two



Bedroom Three

En- suite

Bedroom Two 16' 11" x 14' 8" (5.16m x 4.47m)

En- suite

Lower Ground Floor

Bedroom Four/ Dining Room 15' 9" x 12' 10" (4.8m x 3.91m)

Bedroom Three 10' 2" x 9' 11" (3.1m x 3.02m)

Bathroom

Property Information

Tenure

Freehold

Service Charge

We have been advised the Service Charge is £728 p/a and covers the running of the treatment plant and upkeep of the common grounds including the road. The next AGM meeting in May 2025

Council Tax

Band E

Westmorland and Furness council

Services and Utilities

Mains electricity, mains water and mains drainage for storm water only. We have been advised the treatment plant is shared by 10 properties onsite. Oil fired heating.

Energy Performance Certificate

Band D. The full Energy Performance Certificate is available on our website and also at any of our offices.

Broadband Speed

Directions

As you enter the village of Ivegill, drive past the wooden fence on your right hand side. The entrance to the development will be on your right hand side. The road will bend to the right, follow to the end. The property will be directly in front, opposite the neighbouring farm

What3words Location

///tell.sofas.joke

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£350,000

Anti-Money Laundering (AML) Regulations

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).





Side Aspect



Garden





Garden



Patio



# Meet the Team

## Jill Connon

Branch Manager & Property Valuer

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



## Jane Irving

Sales Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



## Simon Bennett

Sales Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



## Pauline Lewington

Sales Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



## Helen Holt

Viewing Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



## Steve Hodgson

Viewing Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



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Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: penrithsales@hackney-leigh.co.uk



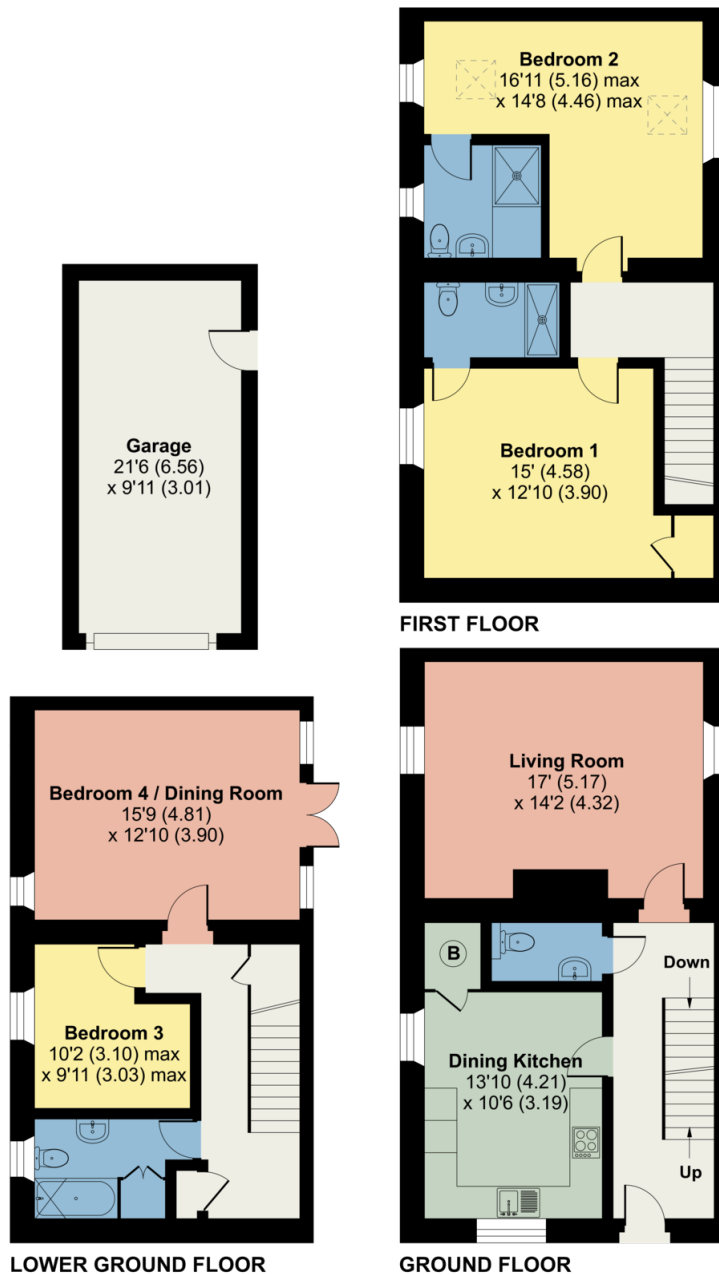
# The Grange, Ivegill, Carlisle, CA4 0PE

Approximate Area = 1675 sq ft / 155.6 sq m

Garage = 212 sq ft / 19.6 sq m

Total = 1887 sq ft / 175.2 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). © nichecom 2025. Produced for Hackney & Leigh. REF: 1278587

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