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Ale Cottage

Ireby, Wigton, CA7 1EA

Guide Price £205,000

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- 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

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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:
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan


En-Suite
5'1" x 7'0"
1.57 x 2.14 m
Garage
17'10" x 10'1"
5.44 x 3.08 m
Master Bedroom
14'3" x 10'1"
4.35 x 3.08 m
Ground Floor
Bathroom
5'7" x 6'2"
1.71 x 1.89 m
Hallway
2'11" x 13'7"
0.90 x 4.15 m
Ent. Hall
3'6" x 4'9"
1.08 x 1.47 m
Bedroom Two
10'11" x 10'4"
3.35 x 3.16 m
Dining Kitchen
11'5" x 10'5"
3.49 x 3.19 m
Living Room
16'10" x 13'8"
5.13 x 4.17 m
W
S
N
E
Floor 1
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Approximate total area(1)
946 ft²
87.9 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360





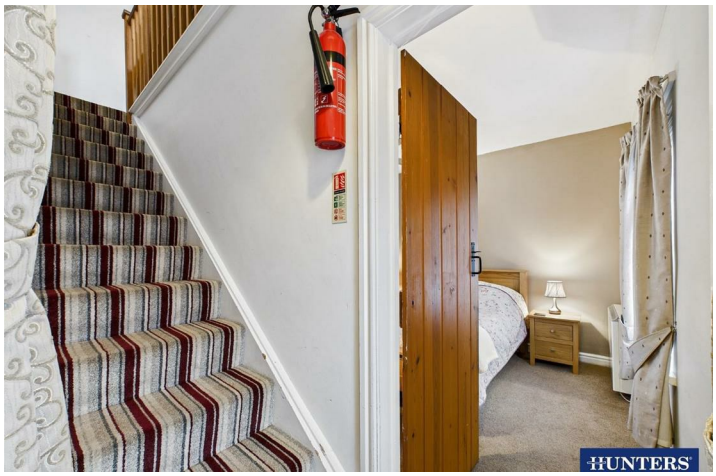


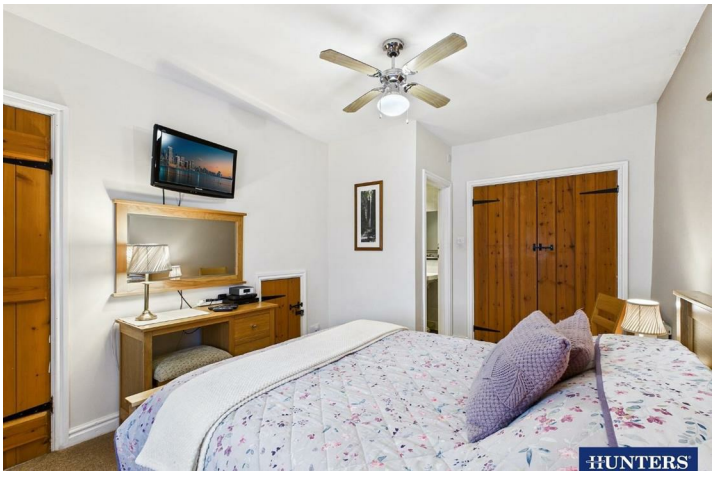




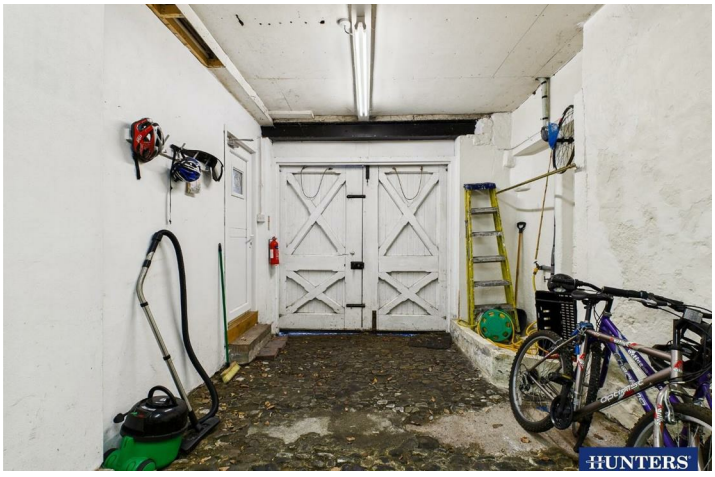








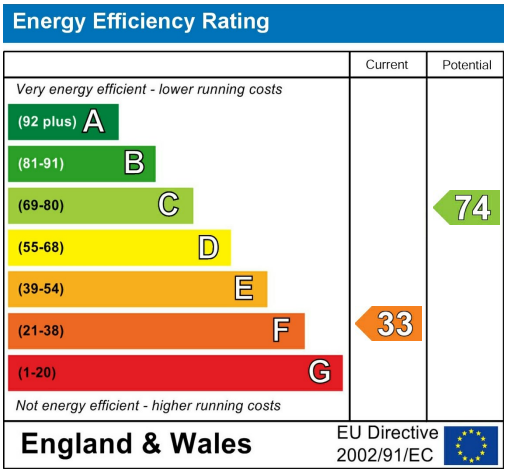


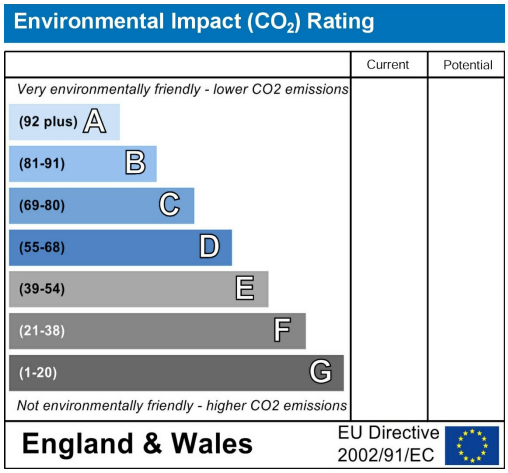






Energy Efficiency Graph

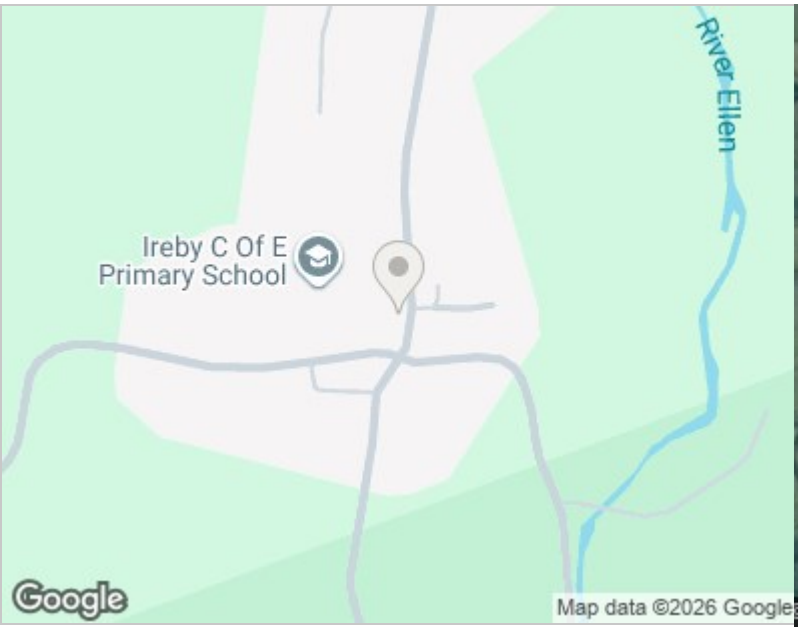




Viewing

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

Road Map



Hybrid Map





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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman