



**The Stable, 5 The Grange, Ivegill, CA4 0PE.**  
Guide Price £220,000

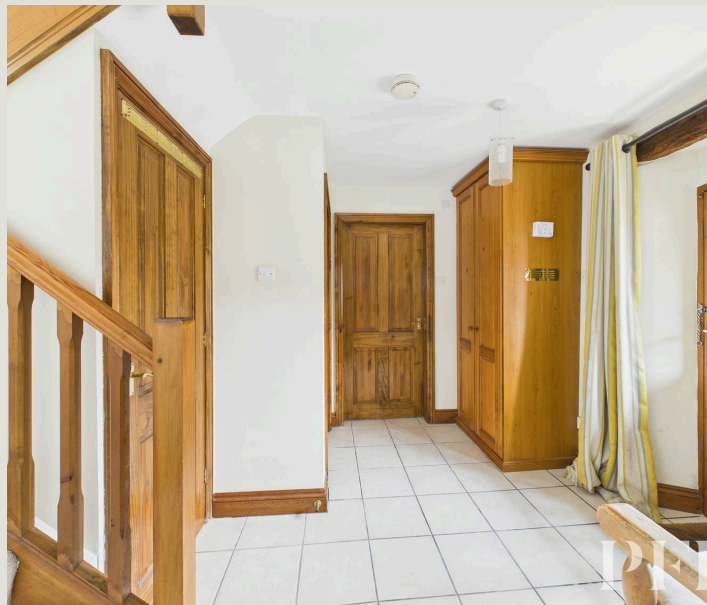
**PFK**

## The Stable, 5 The Grange

This beautifully presented two bedroom, two bathroom barn conversion combines period character with modern comforts, offering an exceptional living environment. The charming stone exterior, complete with a rustic wooden porch and traditional timber entrance, sets the tone for this unique home. There is oil fired heating with a Worcester Bosch Greenstar boiler that we understand has been replaced approximately 5 years ago and the accommodation is arranged in a reversed layout, with bedrooms and bathrooms on the ground floor and the main living, dining and kitchen space located on the first floor.

Inside, the spacious reception room features a cosy living area with windows allowing natural light to flood the space. The stylish dining kitchen impresses with wood cabinetry, integrated appliances, ample storage and a dining area perfect for entertaining or family meals.

The ground floor bedrooms are thoughtfully designed and the bathroom, as well as the en suite shower room, blend sleek modern fixtures, offering flexibility and comfort. Practicality is evident throughout, from integrated storage in the hallway to the natural flow of the accommodation.





## The Stable, 5 The Grange

The property's period stonework adds a sense of heritage and character, while high ceilings and expansive windows create an airy, open feel. Outdoors, the driveway provides off-road parking and there is an outdoor seating area positioned beside the entrance, offering the perfect spot for relaxing or alfresco dining. Additionally, there is a separate area where the shed is located for extra storage.

Set in a peaceful rural location, this home promises a tranquil lifestyle surrounded by natural beauty, making it a standout choice for those seeking both charm and convenience in a countryside setting.



Ivegill is a picturesque village in the Eden district which gets its name from the River Ive which flows through the centre, you will find a charming church and a primary school. Handily located close to the village of Southwaite, with motorway services giving great access straight onto the M6.

**Tenure: Freehold**

**Council Tax Band: C**

**EPC rating C**

## Ground Floor

### Entrance Hall

9' 7" x 6' 2" (2.91m x 1.89m)

### Bedroom 1

11' 3" x 11' 9" (3.42m x 3.57m)

### En-suite

10' 11" x 2' 11" (3.32m x 0.89m)

### Bedroom 2

12' 0" x 8' 6" (3.67m x 2.60m)

### Bathroom

8' 1" x 6' 0" (2.47m x 1.84m)

## First Floor

### Landing

### Lounge

17' 5" x 15' 3" (5.30m x 4.66m)

### Dining Kitchen

12' 0" x 15' 3" (3.66m x 4.66m)

**Outside:** A pleasant seating area is situated to the front of the property. To the rear of the property there is a paved patio area with a shed (made to be more secure bike shed with no windows and 5 lever dead lock). The property has 2 specified parking spaces adjacent to this paved patio area and to the side of the property of the property there are a number of visitor parking spaces.

**Directions:** 5 The Grange, Ivegill can be located with the postcode CA4 0PE or alternative by using What3Words: [///branchedsouthwalesincensed](https://www.what3words.com/branchedsouthwalesincensed)





#### ADDITIONAL INFORMATION

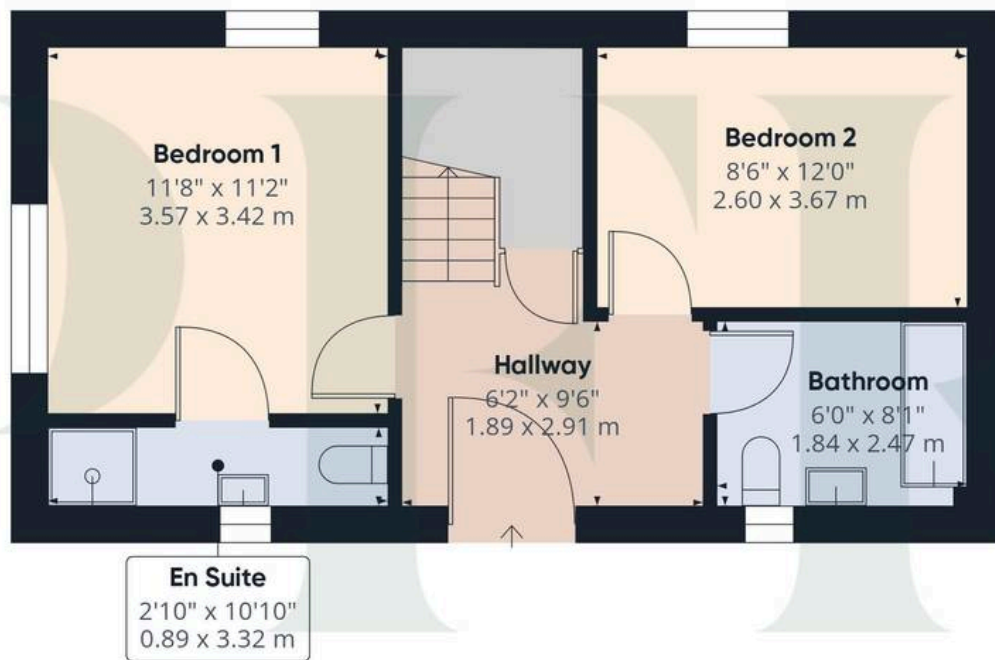
**Management Company:** There is a management company, The Packhorse Bridge Management Committee Ltd, managed by the residents. There are annual fees currently £392 per annum. Each owner becomes a shareholder in the company and the fee covers maintenance of the road, communal areas and sewerage treatment plant.

**Sewerage Treatment Plant:** We have been advised that there is a shared treatment plant drainage system shared with other properties on the development and we would advise purchasers to check this meets 2020 regulations.

**Services:** Mains electricity & water. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

**Referrals & Other Payments:** PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.



Floor 0

Approximate total area<sup>(1)</sup>

830 ft<sup>2</sup>

77.2 m<sup>2</sup>



Floor 1



(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 Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England, Scotland & Wales**

EU Directive  
2002/91/EC





## PFK Estate Agents

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