



Ireby

Offers in the region of **£495,000**

Stonemason Lodge , Ireby, Wigton, CA7 1EQ

A substantial detached three bedroom bungalow occupying a prime elevated site in the centre of Ireby village and benefitting from comprehensive upgrading including the provision of a rear extension by Lattimer Homes in 2008. Providing generous accommodation Stonemason Lodge is equally suitable as a family home or for retirement.

Internal viewing is highly recommended.

Quick Overview

Substantial detached bungalow
 Comprehensively upgraded and extended by
 Lattimer Homes in 2008
 Prime central location in Ireby village
 Twelve miles from Keswick and eleven miles
 from Cockermouth
 Three double bedrooms
 Two bathrooms
 Living room, dining kitchen and garden room
 Front and rear gardens
 Detached garage with lower ground floor
 Viewing highly recommended



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2



E



Ultrafast
Broadband
Available



2

Property Reference: KW0560



Living Room



Living Room



Garden Room



Dining Kitchen

Accommodation

Ground Floor:

Entrance Hall

With two radiators.

Living Room

With windows to two elevations, feature fireplace including LPG fire, radiator.

Dining Kitchen

With fitted base and wall units, Belfast sink with mixer tap, integrated extractor unit in overmantel, integrated fridge and dishwasher, open plan to the adjoining garden room.

Garden Room

With windows to two elevations, vaulted ceiling, external double doors to the rear garden.

Rear Hall

With built in cupboard, external door to the rear garden, walk in utility cupboard with radiator.

Bedroom One

With radiator.

En-suite Bathroom

With WC, wash hand basin, roll top bath, shower cubicle, heated towel rail, radiator.

Dressing Room

With radiator, roof window.

Bedroom Two

With radiator.

Bedroom 3

With radiator.

Bathroom

With WC, wash hand basin, bath, shower cubicle, heated towel rail.



Garden Room



Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Outside:

Front lawned garden with stocked and shrubbed borders, rear garden comprising paved patio, raised lawn, decked entertaining terrace, side pathways, oil boiler.

Detached Garage

With integral lower ground floor store, electric light and power, plumbing for washing machine, oil tank.

Services

Mains water, electricity and drainage. Oil central heating. Under floor heating in the dining kitchen and garden room. LPG gas supply.

Tenure

Freehold.

Council Tax

Band D.

Viewing

By appointment with Hackney & Leigh's Keswick office.

Directions

Directions From Keswick proceed east on the A591 heading towards Bassenthwaite. Upon reaching the cross roads at the Castle Inn turn right and proceed then turn left where sign posted to Ireby. Entering the village proceed ahead passing the public house on the left. The property is situated on the left opposite the former Police house.

What3words

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Price

Offers in the region of £495,000 are invited for consideration.

Anti-Money Laundering Regulations (AML)

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 £60 (inc. VAT) per individual or £50 (inc. 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 £150 (inc. VAT).



Rear Garden



Patio



Rear Garden



Patio

Request a Viewing Online or Call 01768 741741

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 741741** or request online.



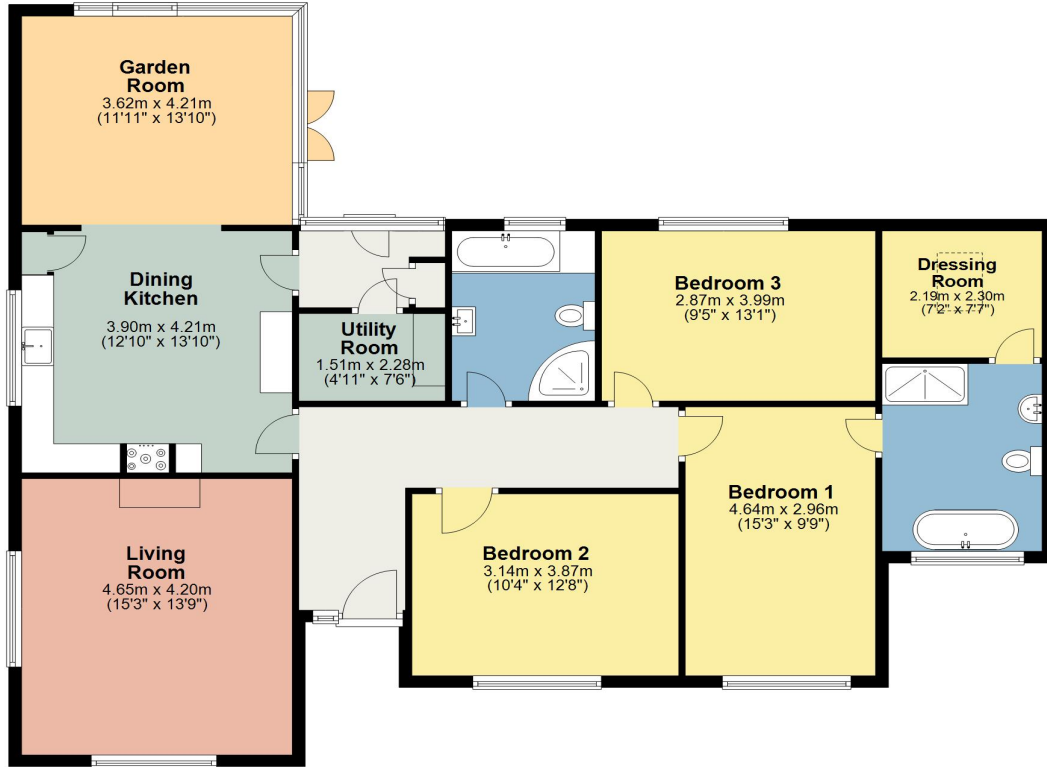
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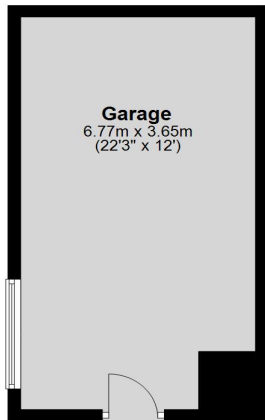
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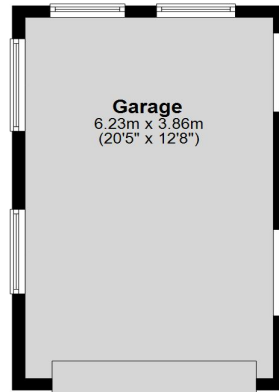
Ground Floor
Approx. 131.6 sq. metres (1417.1 sq. feet)



Garage Lower Floor
Approx. 24.7 sq. metres (266.0 sq. feet)



Garage Upper Floor
Approx. 24.0 sq. metres (258.8 sq. feet)



Total area: approx. 180.4 sq. metres (1941.9 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

Stonemason Lodge, Ireby, -

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Request a Viewing Online or Call 01768 741741