



Mainsgate, Irton, Holmrook, CA19 1YH

Guide Price **£325,000**

PFK

Mainsgate

The Property:

Set within an exceptionally peaceful position in Irton in the Lake District National Park, this charming two bedroom detached bungalow offers a rare blend of space, privacy and far reaching views. Occupying a substantial plot of approximately one third of an acre, the property is surrounded by beautifully tended gardens and enjoys uninterrupted outlooks across open countryside towards the western fells.

Inside, the bungalow is deceptively spacious and filled with natural light, and also benefits from newly installed triple glazing throughout. A welcoming entrance hallway leads into a generous lounge/diner, where multiple windows frame the surrounding landscape and a wood burning stove provides a cosy focal point during cooler months. The modern kitchen, complete with central island unit, is both practical and sociable, ideal for everyday living or entertaining family and friends. There are two comfortable double bedrooms and a contemporary shower room, all thoughtfully presented.

A door from the kitchen leads up to a large attic space, currently arranged as a home office and a snug. With some reconfiguration, this area offers excellent potential to create additional ancillary bedrooms or further living accommodation, subject to the necessary permissions. Externally, the property continues to impress with a large barn offering superb storage or exciting scope for alternative use, a detached garage and generous offroad parking.

For those relocating to the area or seeking a peaceful retirement retreat, this is a truly special home that must be viewed to be fully appreciated.





Mainsgate

Location & directions:

Irton is a small village nestled in the western fringes of the Lake District National Park, offering a wonderfully tranquil environment while remaining accessible. The area is renowned for its spectacular fellwalking, with nearby access to the Wasdale valley and some of the finest and most dramatic landscapes in the National Park. Walkers and outdoor enthusiasts will appreciate proximity to iconic routes around the western fells, scenic woodland walks, and quieter, less trodden trails straight from the doorstep. For everyday amenities and employment centres, the towns of Egremont and Whitehaven are within comfortable commuting distance, offering a range of shops, schools, and major employers. The area also provides access to the Cumbrian coast and rail connections, making it both peaceful and practical for those balancing rural living with work commitments.

Directions

The property can be located using either CA19 1YH or [W3W:///deeds.gliding.placed](https://www.deeds.gliding.placed)

- **2 bed detached bungalow set within a peaceful setting in the LDNP**
- **Tenure: Freehold**
- **EPC Rating TBC**
- **Council Tax Band D**



ACCOMMODATION

Entrance Hallway

Approached via composite door, 2 storage cupboards, dado rail, doors to accommodation.

Lounge/Diner

13' 5" x 20' 7" (4.08m x 6.28m)

Large reception room with dual aspect windows to side and front elevations, with fine countryside views. Attractive wood burning stove with slate hearth and solid wood mantel, radiator.

Kitchen

14' 5" x 10' 10" (4.39m x 3.31m)

Fitted with a range of contemporary matching wall and base units with solid wood worksurfacing, incorporating ceramic sink and drainer unit. Large central island unit, integrated dishwasher, space for range style cooker, plumbing for a washing machine, space for large fridge/freezer. Window to rear overlooking the gardens, downlights, part glazed UPVC door leading outside, radiator and door giving access to the attic rooms.

Bathroom

7' 5" x 5' 6" (2.25m x 1.68m)

Bedroom 1

13' 7" x 12' 10" (4.14m x 3.91m)

Large double bedroom with windows to front and side elevations, radiator and storage cupboard.

Inner Landing

Steps leading to attic rooms.

Bedroom 2

13' 10" x 12' 11" (4.22m x 3.93m)

Double bedroom with window and radiator.



Attic Room/Office

18' 1" x 8' 10" (5.52m x 2.69m)

Pitched ceiling, Velux window, eaves storage and door to second attic room/snug.

Attic Room/Snug

15' 6" x 10' 0" (4.73m x 3.04m)

Pitched ceiling with Velux window, eaves storage, downlights and wood effect flooring.





Garden

Occupying an enviable plot of approximately one third of an acre, the property is set within beautifully established gardens that create both privacy and a wonderful sense of space. A generous lawn to the rear is complemented by a greenhouse and dedicated allotment area, perfect for those wishing to embrace a more self sufficient lifestyle or simply enjoy time outdoors. A gated entrance leads through to a substantial additional lawned garden at the side, where a paved pathway guides you to a delightful patio seating area, an ideal spot for alfresco dining while taking in the surrounding countryside and views. The gardens are thoughtfully landscaped and bordered by mature trees, established shrubbery and well stocked perennial beds, providing colour and interest throughout the seasons, as well as a high degree of natural screening. Also included within the sale is a substantial detached barn measuring approximately 11.32m x 4.89m. Currently utilised for storage, the barn benefits from power and lighting and offers outstanding versatility and exciting potential for a variety of alternative uses, subject to the necessary permissions. Whether for workshop space, hobby use or future development opportunities, it represents a valuable and highly desirable addition to this already exceptional home.



DRIVEWAY

3 Parking Spaces

The property benefits from private driveway parking for several cars.

GARAGE

Single Garage

There is a large detached garage with powered roller door, power and light.

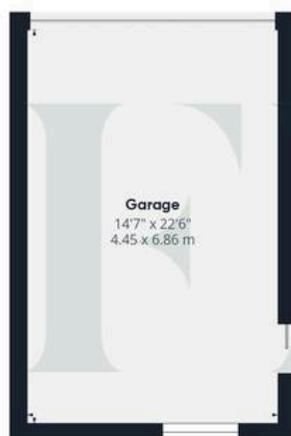




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

2163 ft²
201 m²

Reduced headroom

125 ft²
11.6 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

ADDITIONAL INFORMATION

Services

Mains electricity, water & septic tank drainage. Oil central heating (with recently installed oil combi boiler) and triple glazing installed throughout. 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.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Referral Fee Disclosure

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- 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.





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