



Ireby

Offers in the region of £1,225,000

Boundary House, High Bewaldeth, Ireby, Wigton, CA7 1HH

An outstanding substantial detached five bedroom house occupying an idyllic site amounting to approximately 0.5 acre with extensive surrounding mature gardens in a tranquil rural setting under two miles from Bassenthwaite village and entirely embraced by delightful fell views.

The generous internal accommodation offers flexible use as there is a ground floor bedroom and bathroom allowing some occupants to mainly reside on the ground floor if preferable.

Boundary House nestles within the Lake District National Park approximately 8.5 miles from Keswick, 9.5 miles from Cockermouth, 20 miles from Carlisle and 19 miles from Allonby on the Solway coast. Junction 40 of the M6 at Penrith is 26 miles away and Penrith railway station includes a west coast main line direct service to London, Edinburgh and Glasgow.

Bassenthwaite village amenities include a primary school, church and public houses. Nearby facilities include Bassenthwaite lake and sailing club, a first class leisure complex and spa at Armathwaite Hall hotel, The Lakes Distillery, The Lake District Wildlife Park, Mirehouse country house and gardens and Honister slate mine. Numerous fell walks are close by including Binsey, Skiddaw and Ullock Pike.

Quick Overview

- Outstanding substantial detached house providing generous accommodation
- Idyllic site extending to approximately 0.5 acre with surrounding mature gardens
- Tranquil rural setting under two miles from Bassenthwaite
- Entirely embraced by delightful fell views
- Ground floor bedroom and four first floor bedrooms
- Three bath / shower rooms
- Large living room, sitting room and dining room
- Fitted dining kitchen and utility room
- Double garage with a self-contained first-floor apartment
- Car port and generous on-site parking areas

Property Reference: KW0352



6



4



3



D



Standard
7Mbps



4



Porch



Living Room



Living Room



Dining Room

Accommodation

Ground Floor:

Entrance Hall

With vaulted ceiling, radiator.

Sitting Room

With windows to two elevations, sandstone fireplace with wood burning stove, radiator.

Dining Kitchen

With fitted base and wall units including pelmet lighting and granite work surfaces, sink with boiling water mixer tap, Rayburn stove, integrated fridge and dishwasher, radiator, external door to rear open porch.

Utility Room

With fitted base and wall units, sink with mixer tap, plumbing for washing machine, radiator.

Inner Hall

With two radiators, under stairs cupboard.

Living Room

With windows to two elevations, sandstone fireplace with wood burning stove, four radiators, patio door to the rear garden.

Bedroom One

With radiator.

Bathroom

With WC, wash hand basin, roll top bath with shower mixer / filler, shower cubicle, ceramic wall tiling, heated towel rail / radiator.

First Floor:

Landing

With two roof windows, radiator.

Master Bedroom

With vaulted ceiling, three roof windows, three radiators, cast iron fireplace.

En-suite Bathroom

With WC, wash hand basin, roll top bath with shower mixer / filler, shower cubicle, ceramic wall tiling, roof window, radiator.

Bedroom Three

With windows to the front and rear elevation, two radiators, built in cupboard and cylinder cupboard.

Bedroom Four

With roof window, radiator.



Living Room



Sitting Room



Dining Kitchen



Bedroom One



Bedroom Three



First Floor Apartment

Dressing Room / Bedroom Five

With radiator, built in wardrobe.

Shower Room

With WC, wash hand basin, shower cubicle, ceramic wall tiling, two roof windows, heated towel rail.

Outside:

Block paved driveway entrance and courtyard providing parking spaces, extensive surrounding mature gardens comprising lawns with stocked and shrubbed borders, paved patios, established trees, rear decked terrace, garden room with electric power, shed, large car port suitable for a motor home.

Double Garage With Apartment

With two up and over doors, electric light and power, built in cupboard, adjoining external stores.

Self-Contained First Floor Apartment

With vestibule and stairway to open plan living room / bedroom with three roof windows, fitted base units, two electric heaters, shower room with roof window, WC, wash hand basin, shower cubicle, heated towel rail.

Services

Mains water and electricity. Sewage treatment plant. Oil central heating.

Tenure

Freehold.

Council Tax

Band D.

Right Of Way

A right of way exists to provide access to the neighbouring caravan.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From the Keswick Crossthwaite roundabout proceed to the A591 towards Bassenthwaite and continue for approximately seven miles until reaching the crossroads and then turn right immediately before the Castle Inn Hotel. Proceed ahead up the hill and the entrance road to the property is situated on the left after approximately 1.5 miles.

What3words

Spacing.toads.suave

Price

Offers in the region of £1,225,000 are invited for consideration.



Master Bedroom



Rear Garden



Rear Garden



Garden Room

Request a Viewing Online or Call 01768 741741

Meet the Team

Nick Elgey

Sales Manager

Tel: 017687 41741
Mobile: 07368 416931
nre@hackney-leigh.co.uk



Simon Bennett

Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Jane Irving

Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Amy Robinson

Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Helen Holt

Viewing Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Steve Hodgson

Viewing Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



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



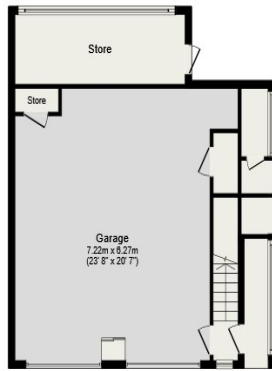
Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: keswicksales@hackney-leigh.co.uk

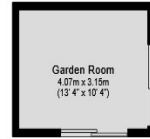
High Bewaldeth, Ireby



Garage



First Floor Apartment



Garden Room



Ground Floor



First Floor

Total floor area 379.8 m² (4,088 sq.ft.) approx

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.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 08/05/2024.

Request a Viewing Online or Call 01768 741741