

Hill View

IREBY | WIGTON | CUMBRIA



FINEST
PROPERTIES



A beautifully appointed three bedroom property with
spectacular views just outside the
Lake District National Park

Bassenthwaite 5.4 miles | Hesketh Newmarket 7.0 miles | Keswick 11.9 miles | Carlisle 17.5 miles
M6 J41 17.9 miles | Penrith 21.7 miles





Accommodation in Brief

Ground Floor

Entrance Hall | Principal Bedroom with Dressing Room & En-suite
Shower Room | Two Further Bedrooms | Bathroom | Rear Porch/Utility

First Floor

Sitting Room | Dining Room & Snug | Kitchen

Externally

Gardens | Patio | Summerhouse | Garden Store | Parking







The Property

Hill View is an immaculately presented three bedroom property with lovely gardens and sensational views, all nestled in a peaceful village just outside the Lake District National Park. The accommodation has been recently updated and thoughtfully laid out with the reception rooms on the first floor to make the absolute most of the location; the elevated reception rooms have large picture windows framing far-reaching views over unspoiled Cumbrian countryside. Planning permission is in place to create a balcony that will add further to Hill View, with an incredible outlook and superb outdoor space.



The front door opens to the entrance hall with pretty and practical tiled flooring. There are three double bedrooms arranged across the ground floor. The principal suite incorporates a large bedroom with an impressive adjoining dressing room and an en-suite shower room. The dressing room has lots of space for storage, and the shower room is elegantly appointed with a contemporary suite fully wrapped in attractive tiling. Two further bedrooms are served by the family bathroom which is finished to the same high standard as the shower room, complete with high quality fixtures and fittings. To the rear of the property is a porch/utility with direct access to the parking area and gardens beyond, along with space for white goods.

Stairs rise with a half-turn to the first floor and the beautifully bright and airy living accommodation, all finished in appealing modern style with an open flowing layout. The sitting room features a vaulted ceiling with striking beams along with a woodburning stove set on a flagged hearth to one end. The room is filled with natural light from a dual aspect which includes a large picture window that captures the most magnificent views. The dining room also benefits from the fabulous views; this generous room has plenty of space for a dining table and chairs, as well as comfortable seating within a snug area. Positioned between the two reception rooms is the fully stocked contemporary kitchen with a fine range of fitted cabinetry with complementary worksurfaces, an abundance of storage and discreet high specification appliances.

Planning permission has been granted (Cumberland Council planning ref. HOU/2021/0216) to develop a fantastic balcony which will be accessed from the dining room to bring additional outdoor space with magical views. The design ensures privacy is maintained, and is sure to be of interest to potential purchasers.





Externally

Hill View is nestled in the heart of peaceful Ireby and benefits from wonderful gardens with glorious views over the local landscape. The driveway leads around the house to a gated parking area at the rear, with a useful garden store to one side.

Pretty trellis fencing and a gate lead to the main garden. The garden stretches away to offer a haven of tranquility. An expanse of lawn is bordered by colourful plantings and a host of species, with well-fenced boundaries. A flagged footpath leads down one side of the garden then opens out into a pretty patio area, perfectly placed to sit and admire the amazing surroundings as the gentle hills roll away to the horizon. A summerhouse offers another spot to escape in peace, again positioned to capture the stunning views.





Local Information

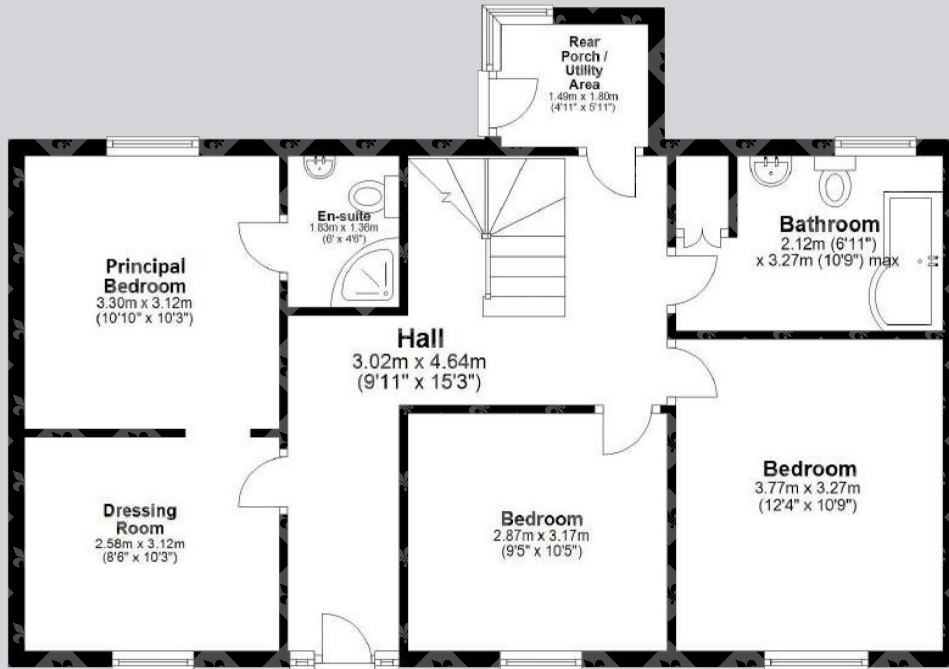
Ireby is a peaceful village situated just outside the northern edge of the Lake District National Park and close to Skiddaw, Bassenthwaite and the Uldale Fells. For the outdoor enthusiast the property is ideally placed for fell walking, climbing and cycling, with water sports and boat trips close by.

Ireby has two village halls, a Primary School and a traditional country pub, whilst Caldbeck, Hesket Newmarket and Bassenthwaite offer a range of facilities. To the south is Keswick, with a thriving community and a range of local amenities including a variety of shops, supermarkets, cafes and public houses, together with hotels, banks, garages, library, doctor and dentist surgeries and a market twice a week. Also nearby is the modern leisure complex, gymnasium and spa at Armathwaite Hall and many different country pursuits to take part in.

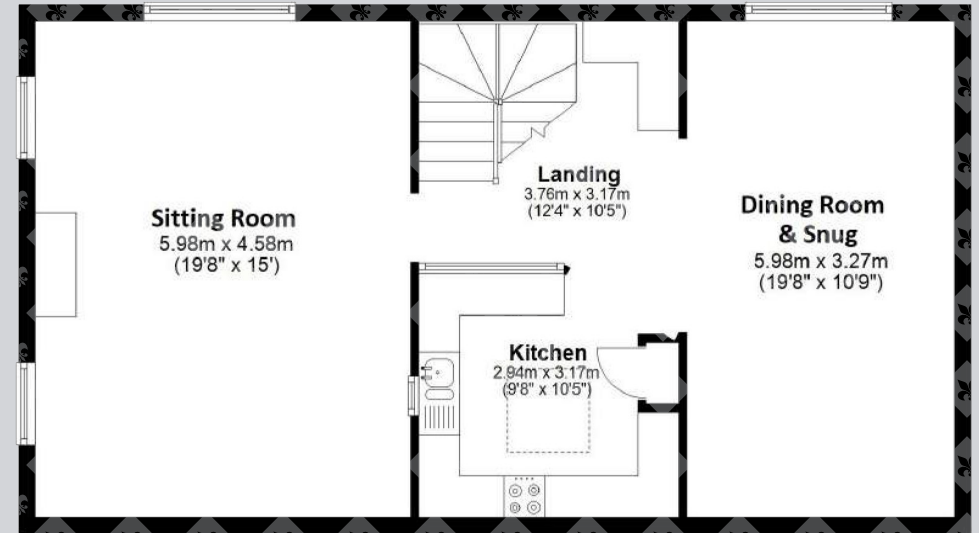
The regional centre of Carlisle is within easy reach and provides further comprehensive cultural, educational, recreational and shopping facilities.

For the commuter the M6 is within easy reach for onward travel north and south. Main line rail services are available at both Penrith and Carlisle which provide fast and frequent services to London in the south and to Glasgow in the north. The rail station at Carlisle provides regular connecting services east to Newcastle.

Floor Plans



Ground Floor



First Floor

Total area: approx. 137.1 sq. metres (1476.2 sq. feet)

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, water and drainage. Oil-fired central heating.

Postcode

CA7 1EA

Council Tax

Band C

EPC

Rating D

Tenure

Freehold

Viewings Strictly by Appointment

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