



Rose Dean, Ireby, CA7 1EQ

Guide Price **£245,000**

PFK

Rose Dean

The Property:

The property is deceptively spacious and has been fully refurbished throughout by the current owners, sympathetically blending modern efficiency with characterful charm. The accommodation comprises open plan living area, which is zoned into kitchen/dining area and sitting room, along with a good sized bathroom, two double bedrooms and one ensuite. On the first floor there is a further bedroom, shower room and a large dressing room/study. All within a village community and only a short drive of Cockermouth and Keswick for amenities.

- EPC rating E
- Council tax band C
- Freehold
- Rural village location
- Three bedrooms
- Driveway and garden





Rose Dean

Location & directions:

Situated within the popular rural village of Ireby, nestled on the fellside, on the edge of the Lake District National Park. Enjoying panoramic views over the countryside to the north Lakeland fells beyond, yet within easy commuting distance of the A595, M6 motorway and Carlisle. The village supports an active village hall, public house, local primary school and is also within the catchment for the Nelson Thomlinson Secondary school in Wigton.

Directions

The property can easily be located using postcode CA7 1EQ or can otherwise be found using what3words location [///websites.copies.scratches](https://www.what3words.com/locations/rose-dean)



ACCOMMODATION

Hallway

3' 7" x 22' 2" (1.08m x 6.75m)

Stairs to first floor, built in storage cupboard and a radiator.

Open Plan Kitchen/Living Area

19' 6" x 18' 7" (5.95m x 5.66m)

Kitchen Area - Window to side aspect, range of matching wall and base units, complementary worktop, electric hob and oven with extractor over, tiled splashback, integrated fridge freezer, space for dishwasher, composite sink and drainer with mixer tap, space for washing machine and a radiator. Living Area - Windows to front aspect, feature woodburning stove set on slate hearth and door to side.

Bedroom 1

12' 2" x 12' 0" (3.70m x 3.67m)

Window to rear aspect and a radiator.

Ensuite Shower Room

5' 5" x 3' 10" (1.65m x 1.18m)

WC, wash hand basin set in vanity unit, shower cubicle with mains shower and a heated towel rail.

Bedroom 2

17' 7" x 10' 10" (5.37m x 3.31m)

Window to front aspect and a radiator.

Bathroom

8' 1" x 7' 9" (2.47m x 2.36m)

Obscured window to rear aspect, WC, wash hand basin, bath with shower attachment over, heated towel rail and a radiator.



FIRST FLOOR

Landing

3' 10" x 5' 6" (1.17m x 1.67m)

Window to rear aspect.

Shower Room

8' 3" x 3' 8" (2.51m x 1.12m)

Obscured window to rear aspect, WC, wash hand basin set in vanity unit, shower cubicle with mains shower, heated towel rail and a fitted storage cupboard.

Dressing Room

8' 10" x 12' 0" (2.69m x 3.67m)

Velux window, fitted wardrobes and a radiator.

Bedroom 3

11' 9" x 10' 8" (3.59m x 3.25m)

Window to side aspect and a Velux window.

EXTERNALLY

Garden

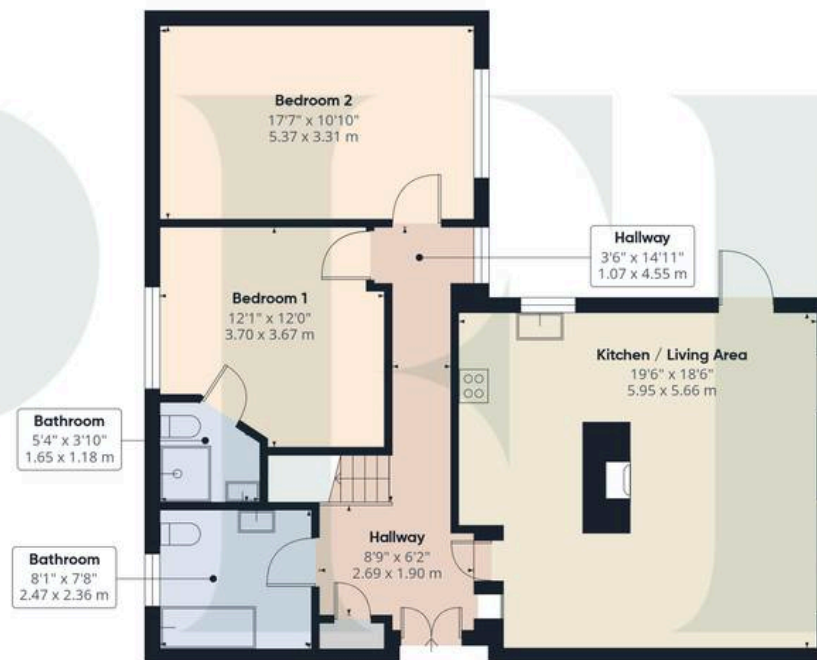
An enclosed garden sits neatly alongside the driveway, with lawn, mature borders and a secluded suntrap, patio seating area.

Driveway

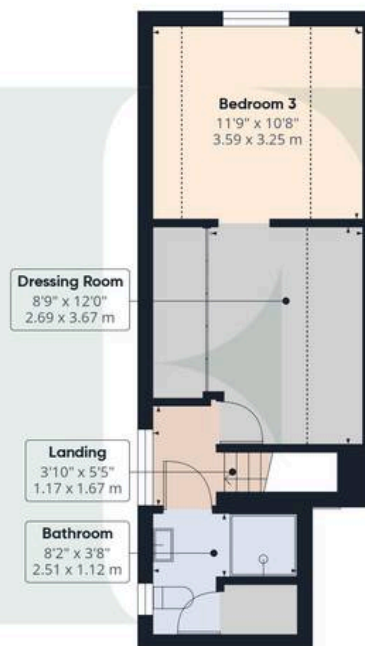
1 Parking Space







Floor 0



Floor 1

Approximate total area⁽¹⁾

1220 ft²

113.5 m²

Reduced headroom

83 ft²

7.7 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.

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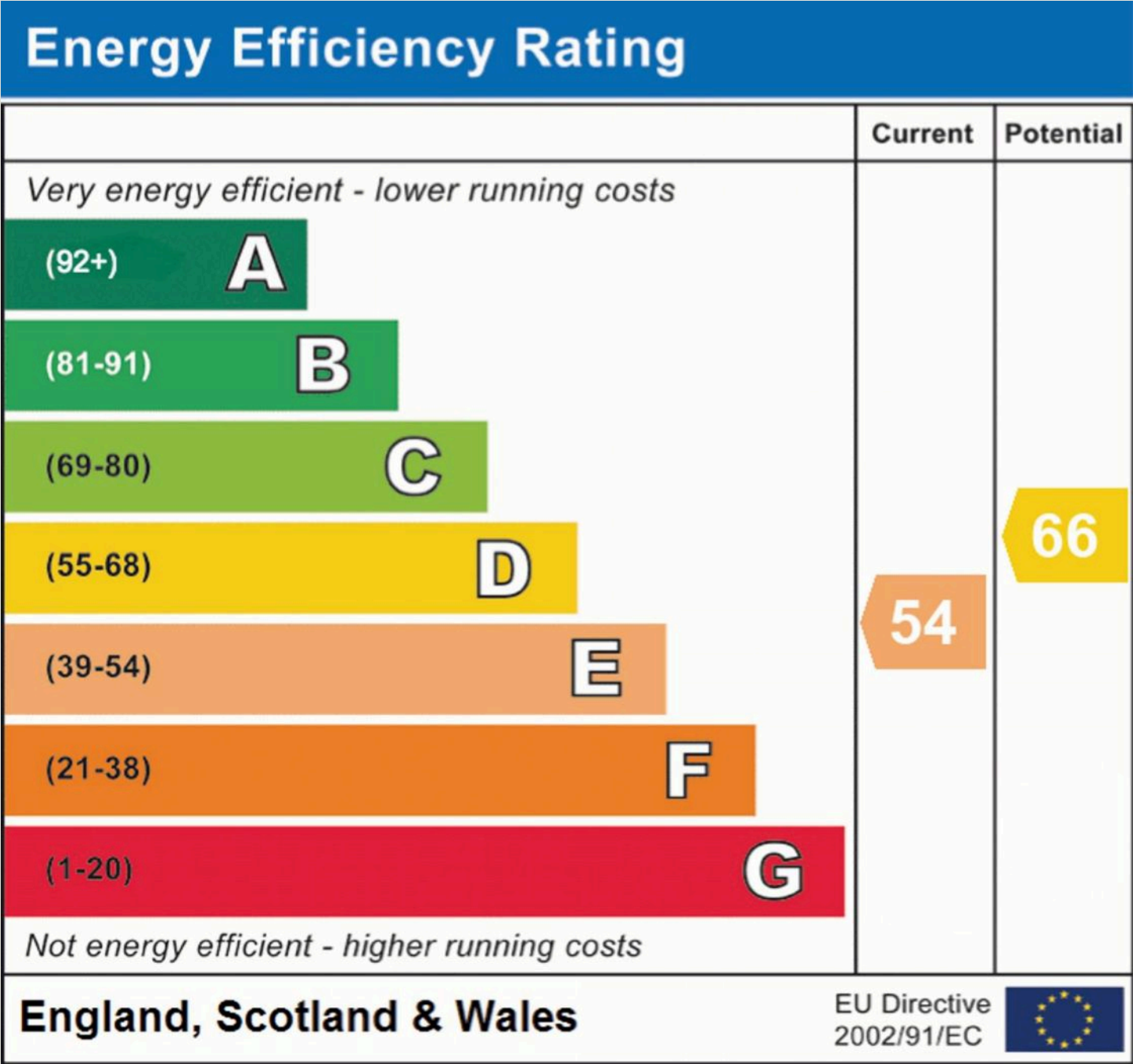
ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage; LPG gas central heating; double 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.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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