



**Hayward
Tod**

4/5 Bed Detached House | Skiddaw View | Ireby | Lake District Fringe | CA7 1DS

£675,000





A traditional Cumbrian farmhouse arranged as a longhouse and bankbarn in a picturesque location above the village of Ireby providing sweeping views across the Lake District Fells. Renovated by an award-winning local builder in 2024. Three/four bedrooms with annexe potential. Pleasant private garden.

Entrance hallway | kitchen | utility area | dining room | W.C. | study | boot room with mezzanine storage area | ground floor wet room | annexe bedroom/studio space | kitchenette | shower room | mezzanine sleeping platform | first floor living room with glazed doors to garden and patio area | three bedrooms | family bathroom | driveway parking | detached stone built store | mains drainage | oil fired central heating | double glazing | EPC tbc | council tax band D | freehold

APPROXIMATE MILEAGES Keswick 12 | Wigton 8 | Carlisle 18 | Penrith - North Lakes 21 | M6 motorway 19

WHY IREBY? Set on the peaceful northern edge of the Lake District, Ireby is a highly sought-after village offering an attractive blend of rural charm and accessibility. An ancient village with a Moot Hall dating to the 1200's and an Old Chancel dating back to 1150. The village benefits from a well-regarded traditional pub, a primary school and active village halls, while everyday amenities and services are readily available in nearby Cockermouth, Keswick, Wigton, Carlisle and Penrith. Surrounded by open countryside, Ireby is ideally positioned for walkers, with easy access to the Caldbeck Fells and several quieter Wainwrights and outlying fells, providing superb walking and panoramic views without the crowds. Excellent road links connect the village to Bassenthwaite Lake, the Northern Lakes and the wider Lake District region, making Ireby an ideal base for both permanent living and holiday use.



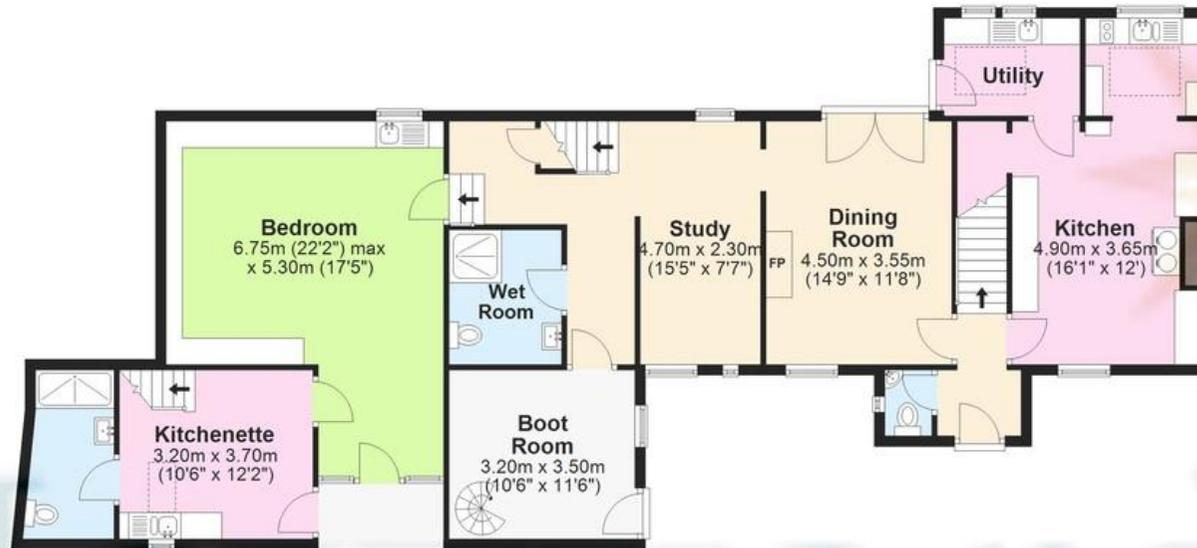
ACCOMMODATION Steeped in history the owners have traced the property back as being occupied as far back as the 1700's at least. Meticulously improved and extended by the current

owners the property combines an existing cottage with the adjoining barn to create a spacious and interesting home with the capacity to provide annexe accommodation if desired. The centrepiece of the property is a fabulous first floor sitting room with an impressive sloping roof window allowing you to take in the breathtaking views of the fells including eight Wainwrights. Sliding doors also lead from here to patio and the rear garden. The kitchen, benefitting from a rear extension, offers its own views thanks to a triple aspect. The Rayburn provides a focal point in the space and is complemented by an additional optional gas hob, (requiring connection) in the rear kitchen extension. There is also a useful rear porch/utility space. Two further rooms connect the cottage to the barn conversion end of the property. The first of which is used as a dining room and benefits from a stove and double doors to a rear patio with hot tub. The second space is utilised as a study/office. There is also a modern wetroom shower with W.C. on the ground floor which allows for the property to be lived in on a single level if desired. The next space, an integral part of any Lake District home, is a large boot room. Exposed stone walls let you know you are in the barn. A spiral staircase leads up from here to a quirky storage platform area. From the inner hallway stairs rise up to the first floor living space and a second set of stairs leads up from the other end of the property to the bedrooms. The two spaces are connected on the first floor with a hallway leading from the living room along the back of the property to the three bedrooms and the bathroom. Returning to the ground floor the converted barn provides a useful studio space which can be utilised as a ground floor bedroom as part of a completely self-contained annexe thanks to its own external door, kitchenette area, shower room and W.C. as well as an additional mezzanine sleeping platform. Externally the property benefits from ample driveway parking to the front and a raised lawned garden that wraps around the property at the rear. Additionally there are two patios and a detached stone store. N.B. a right of way exists along the right hand boundary of the property.



Ground Floor

Approx. 138.0 sq. metres (1485.4 sq. feet)



First Floor

Approx. 114.2 sq. metres (1229.7 sq. feet)



Total area: approx. 252.2 sq. metres (2715.1 sq. feet)

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.