



Ireby

Offers over £250,000

Ashley House, Ireby, Wigton, CA7 1EA

A charming three bedroom period end terrace house with an extensive rear garden centrally located in Ireby village with delightful views to the fells and equally suitable for use as a primary home, recreational second home or for lucrative holiday rentals.

Ireby nestles amidst unspoiled open countryside on the fringe of the Lake District National Park approximately thirteen miles from Keswick and twelve miles from Cockermouth.

Quick Overview

Charming period end terrace house
 Central location in Ireby village
 Delightful rear fell views
 Close to the Lake District National Park
 Thirteen miles from Keswick
 Three double bedrooms and two bath / shower rooms
 Open plan living / dining room
 Fitted dining kitchen
 Extensive rear garden
 Equally suitable as a primary home, recreational second home or for lucrative holiday rentals

Property Reference: KW0518



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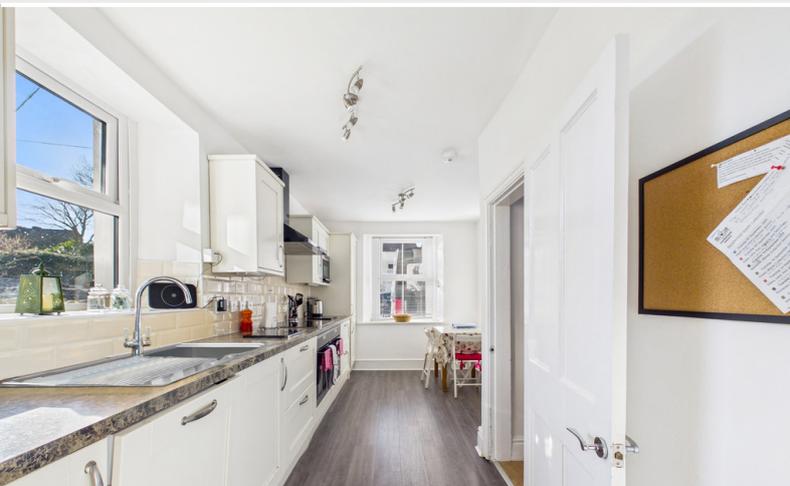
On Street
Parking



Living Room



Dining Area



Kitchen



Utility

Accommodation

Ground Floor:

Entrance Vestibule

Entrance Hall

With radiator.

Open Plan Living / Dining Room

With recessed multi fuel stove, two radiators, double doors to the rear garden.

Dining Kitchen

With windows to two elevations, fitted base and wall units including pelmet lighting, sink with mixer tap, ceramic wall tiling, integrated hob, double oven, extractor unit, microwave, dishwasher, fridge, freezer, radiator.

Rear Hall

With plumbing for washing machine, built in cupboard, external door.

Shower Room

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

First Floor:

Landing

With radiator.

Bedroom One

With radiator.

Bedroom Two

With radiator.

Bedroom Three

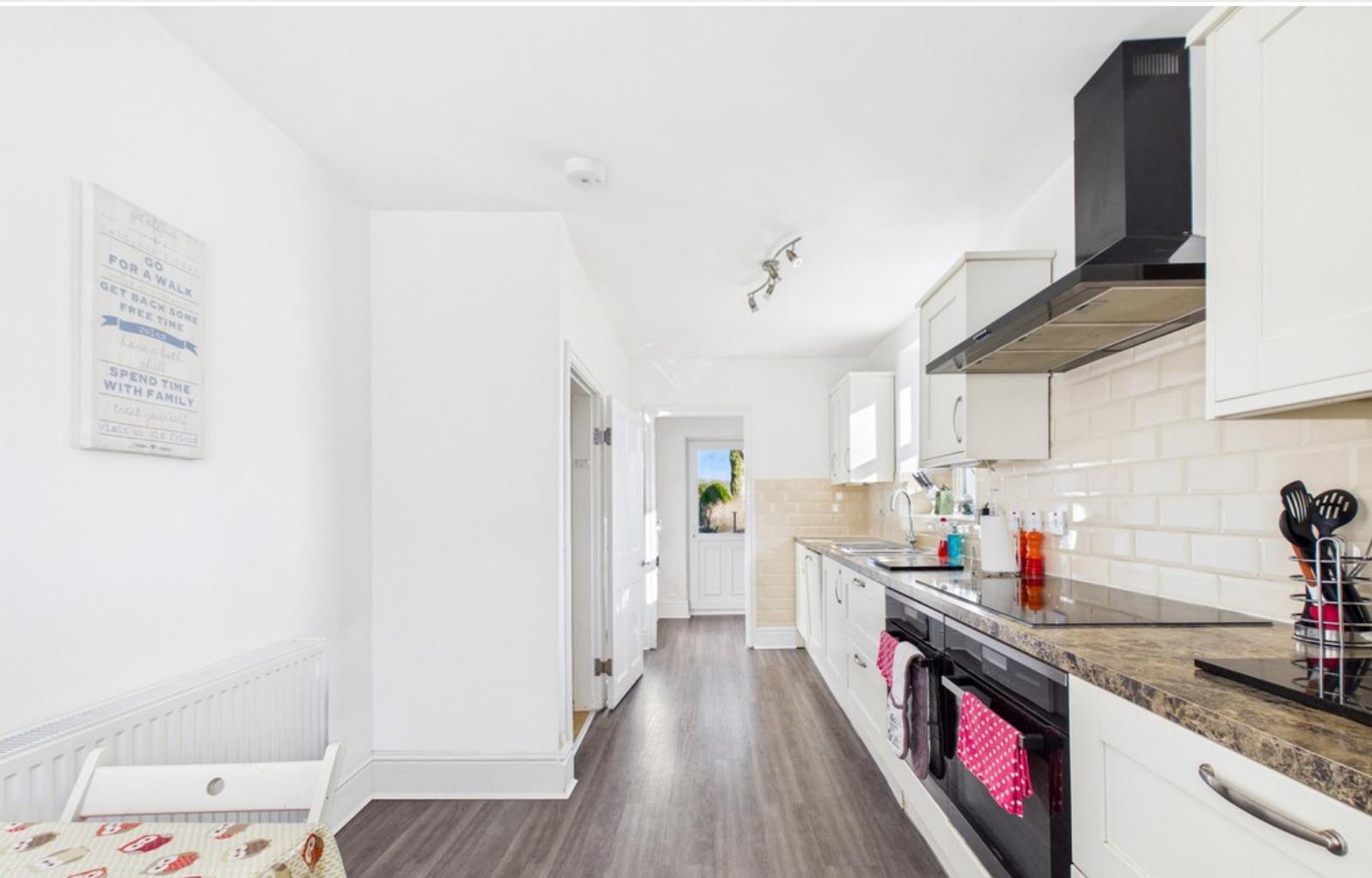
With radiator.

Bathroom

With WC, wash hand basin, roll top bath, shower cubicle, ceramic wall tiling, heated towel rail.



Living Room



Kitchen



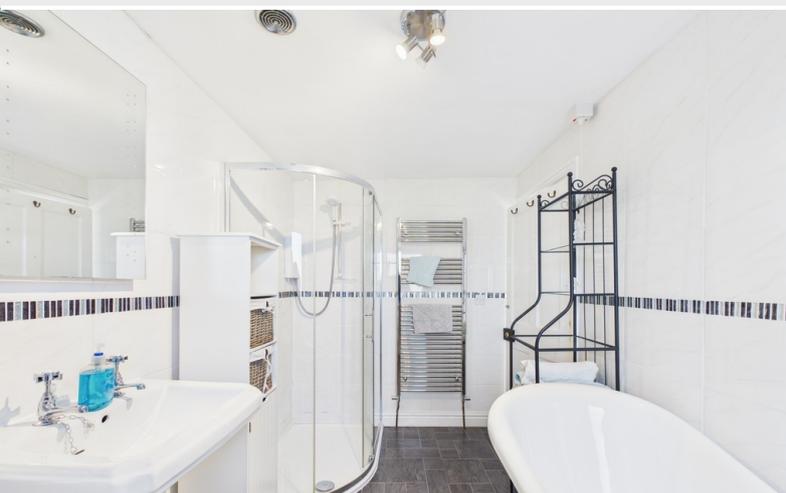
Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Outside:

Rear paved patio and extensive lawned garden with established shrubs, external store, shed, side pedestrian access. There is a pedestrian right of way over the rear garden for adjacent neighbours.

Services

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

Tenure

Freehold.

Rateable Value

£3,100.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Keswick proceed west on the A591 and after approximately six miles turn right where sign posted to Caldbeck, Ireby, Uldale. Follow the road for approximately two miles and turn left where sign posted to Ireby. Upon entering the village proceed straight ahead and continue past the public house on the left. The property is located within the row of houses on the right.

What3words

///placidly.arranged.blending

Price

Offers over £250,000 are invited for consideration.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT).



Bedroom One



Bedroom Two



Rear Garden



Rear Garden

Request a Viewing Online or Call 01768 741741

Meet the Team

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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**

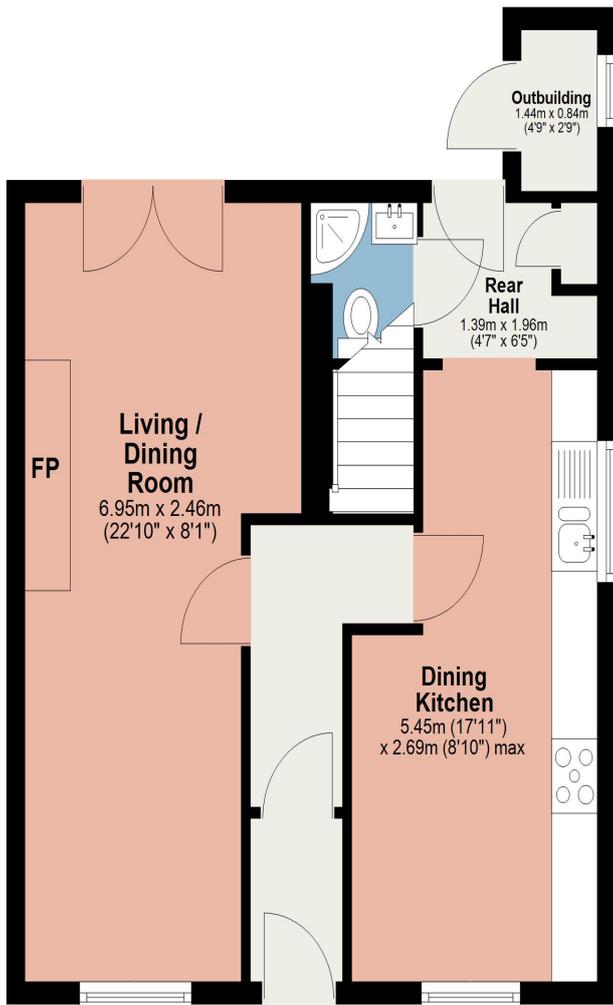


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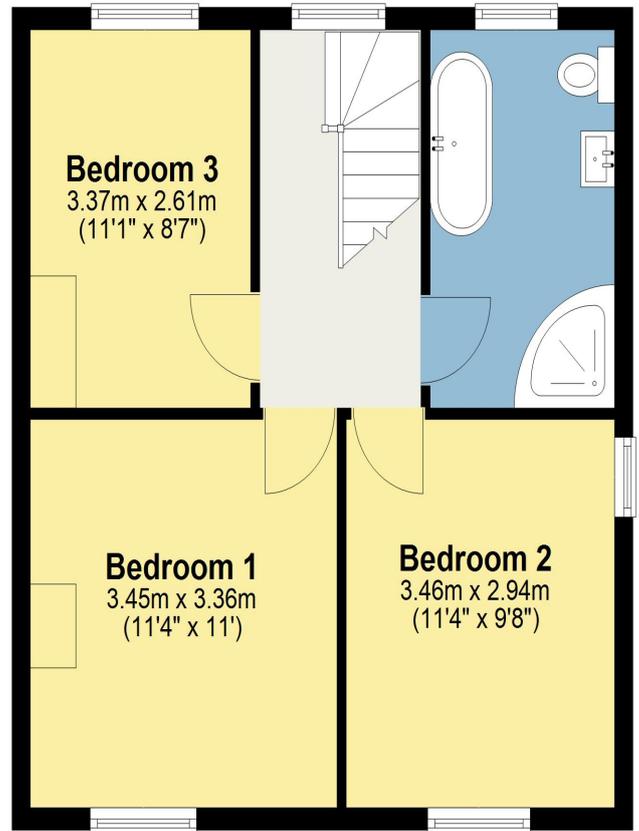
Ground Floor

Approx. 44.8 sq. metres (482.1 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



Total area: approx. 89.7 sq. metres (965.8 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. 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. REF:
Plan produced using PlanUp.

Ashley House, Ireby