



## Ireby Mill

Ireby, The Lake District, Cumbria, CA7 1DS

FINE & COUNTRY



# Ireby Mill, Ireby





# Step Inside

An attractive 16<sup>th</sup> Century Mill house, on a large elevated plot by Ellen Beck in the Lake District village of Ireby. This five bedroom detached property has recently been completely renovated to a very high standard, and is now remarkably energy efficient for its age.

To the front of the property is a large lawned garden with countryside views, generous off road parking area and double garage.

The property is entered via a charming porch, leading into a spacious entrance hall with feature fireplace and stairwell.

On the ground floor there are three good-sized reception rooms, two having multi-fuel stoves and large floor to ceiling windows onto the garden.

The third reception room would serve well as a formal dining room, snug or music room.

At the heart of the ground floor is a spacious dining kitchen, with newly fitted units, solid oak worktop, Belfast sink and wood burning range cooker.

The large central island and dining area offer plenty of space to cook and entertain. The kitchen also benefits from a utility room and

pantry, having a useful food preparation area, which was historically used as a salting table.

To the first floor the rooms are set along a large galleried landing area with a number of storage cupboards. The five bedrooms are all of a good size and have high ceilings or feature beams.

To the end of the landing is the generous master bedroom suite with Juliet balcony looking out onto the Caldbeck Fells. A couple of steps lead down to a storage area and ensuite bathroom with bath and walk-in shower.

There are two additional bathrooms on the first floor, one having a bath and the other a bath and large walk-in shower with colour change LED lighting.

There is a WC room to the ground floor and also a cleverly designed den/dog house under the staircase.

The property has been finished to a very high standard and is filled with character features, including Cumbrian oak beams, oak doors, reclaimed pine and sandstone flooring.

During the recent renovation the Mill has been brought up to date with a new roof, electrics, plumbing double-glazing and LED lighting, as well as high levels of insulation in the walls, floor and roof.

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A spacious period family home, beautifully presented, amidst the scenery of the Northern Lake District





# Step Outside

To the outside there is a large garden with lawn, seating terraces, raised beds and children's playhouse.

In addition to the garage there is a useful workshop to the side of the property, which can be accessed from inside the house.

Ireby Mill is on the outskirts of the popular village of Ireby, which is well known for its summer folk music festival.

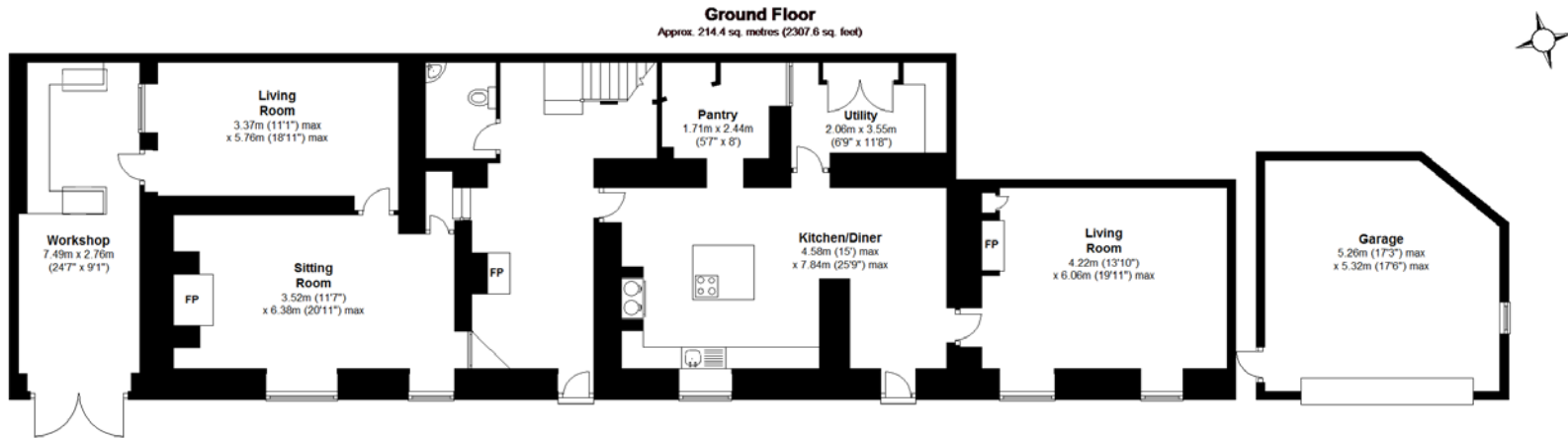
The friendly local pub, excellent primary school with nursery, and farm shop are just a couple of minutes' walk away, with major amenities available in Wigton, Cockermouth and Keswick.

The village is surrounded by beautiful scenery and walks, including Binsey, Skiddaw and the Caldbeck Fells.

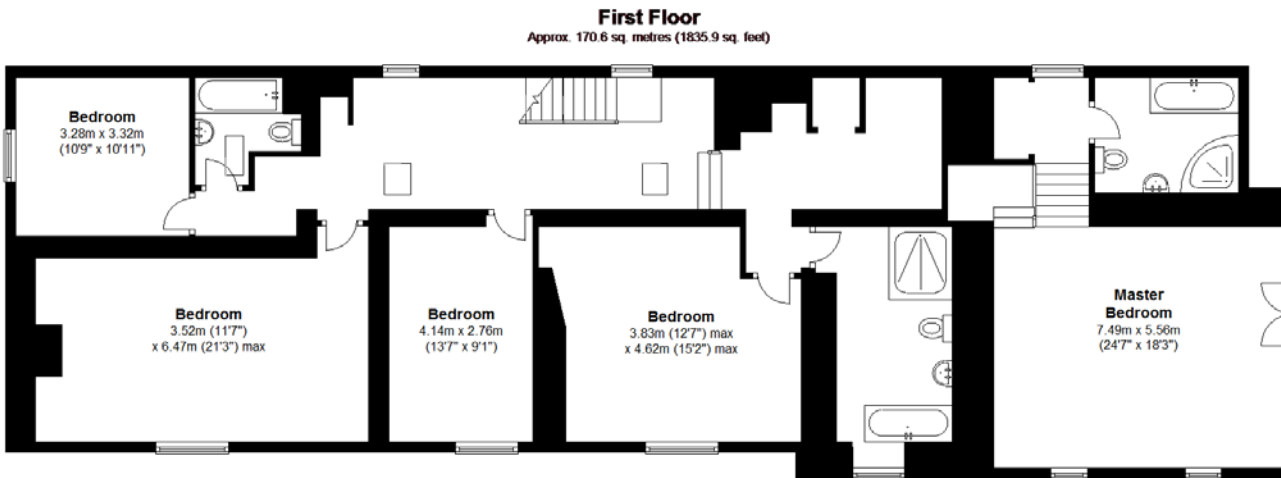


# Measured Floor Plans & EPC

not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



## Services:

Mains water and electricity, septic tank drainage, oil fired central heating.

## Directions:

Leave the M6 at Junction 40 onto the A66 signposted Keswick and follow for approximately 16 miles. At the Crosthwaite Roundabout on the outskirts of Keswick take the third A591 Carlisle exit. Follow the road along the length of the east side of Bassenthwaite Lake to The Castle Inn cross roads - turn right signposted Ireby and Uldale. Follow the road and after about one mile fork left for Ireby. After about two miles you will reach the village, in the centre of the village at the crossroads, turn right for Uldale. Go down hill, round the first corner and the property is first on the right.

## Agents Notes:

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

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