



Ivebank , Ivegill, CA4 0PA

Offers in the region of £695,000





Ivebank

Ivegill, CA4 0PA

- Magnificent Grade II Listed residence
- Secluded hilltop setting with panoramic views
- Four generously-sized double bedrooms
- Beautifully landscaped gardens and grounds
- Twin private driveways with extensive parking area
- Set within approximately 2 acres of land
- Prime location in charming Ivegill village
- Abundant period character and architectural details
- Substantial double garage with additional outbuildings
- Convenient rural living, just 8 miles from both Penrith & Carlisle

Nestled in an elevated position within the charming village of Ivegill sits this magnificent Grade II listed property, dating back to the 17th century. Ivebank seamlessly blends historic character with contemporary comfort across approximately 2 acres of breathtaking grounds. This distinguished four-bedroom home showcases exceptional period craftsmanship throughout while offering the conveniences required for modern family living.



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Description

Upon entering this remarkable residence, you're welcomed by a traditional beamed hallway leading to an expansive, light-filled lounge featuring an original fireplace with wooden surround and elegant shuttered windows. The intimate snug with its sandstone fireplace and wood-burning stove offers a cosy retreat, while the formal dining room boasts ornate cornicing and a charming window seat overlooking the garden.

The heart of the home is undoubtedly the bespoke German-crafted kitchen with premium Zanussi appliances and oil-fired Aga. Additional ground floor accommodation includes a versatile conservatory perfect for enjoying garden views, a practical utility room, and a convenient WC. Original architectural details abound throughout, including a stunning picture window, dual staircases, exposed beams, and charming built-in storage solutions that speak to the property's heritage.

The first floor reveals four generous double bedrooms, including a magnificent master with far-reaching countryside views. The luxurious family bathroom is a particular highlight, featuring Villeroy & Boch fixtures, a freestanding clawfoot bath, and a walk-in rainfall shower.

The enchanting grounds provide exceptional privacy and versatility, accessed via twin sweeping driveways leading to extensive parking. The property benefits from a substantial double garage/workshop with electric doors and multiple outbuildings offering development potential (subject to planning permission). A dedicated home office space with electrical and telephone connections makes this an ideal property for those working remotely.

Expansive gardens encompass manicured lawns, mature trees, and woodland areas, with a picturesque stream running along the property boundary. An adjoining paddock completes this secluded haven, creating an idyllic countryside retreat while providing the space for various outdoor pursuits or potential business endeavours.

Ivegill offers the perfect balance of rural tranquility and convenience, with a thriving village community, excellent primary school and nursery. Situated approximately 8 miles from both Penrith and Carlisle, the property enjoys easy access to the M6 and A6 road networks, serving as a gateway to the Lake District National Park.

This extraordinary freehold property represents a rare opportunity to acquire a significant piece of Cumbrian heritage in an accessible yet secluded setting. Only through personal inspection can one truly appreciate the exceptional character and potential of this distinguished residence.



Kitchen Diner	15'9" x 15'6" (4.81 x 4.73)
Lounge	14'4" x 20'11" (4.38 x 6.39)
Dining Room	8'5" x 11'5" (2.58 x 3.50)
Reception Room	14'3" x 11'9" (4.35 x 3.59)
Conservatory	10'1" x 8'0" (3.08 x 2.44)
Hallway	5'11" x 7'3" (1.82 x 2.22)
W.C.	5'4" x 6'9" (1.64 x 2.08)
Utility	5'1" x 7'4" (1.57 x 2.25)
Principal Bedroom	15'10" x 18'0" (4.84 x 5.51)
Bedroom Two	15'1" x 16'8" (4.61 x 5.10)
Bedroom Three	15'0" x 14'4" (4.59 x 4.37)
Bedroom Four	8'10" x 12'0" (2.71 x 3.66)
Bathroom	8'11" x 14'8" (2.74 x 4.48)
Outside	

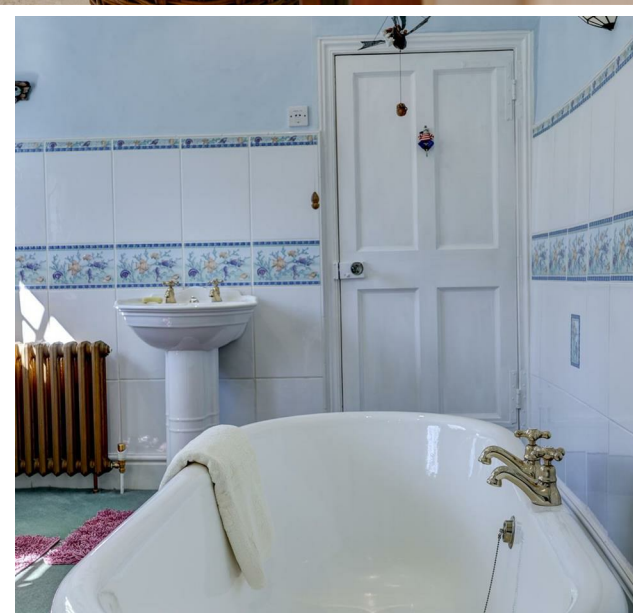
Services & Additional Information

Mains electricity and water; septic tank drainage; Oil-fired central heating with high-efficiency Grant condensing boiler (A-rated, Council Tax Band F; EPC Exempt (Grade II Listed))

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;
 When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:
 Buying in personal name: £40 (inc. VAT)
 Company purchase: £120 (inc. VAT)
 These fees are non-refundable, and the purchase cannot proceed until checks are complete.

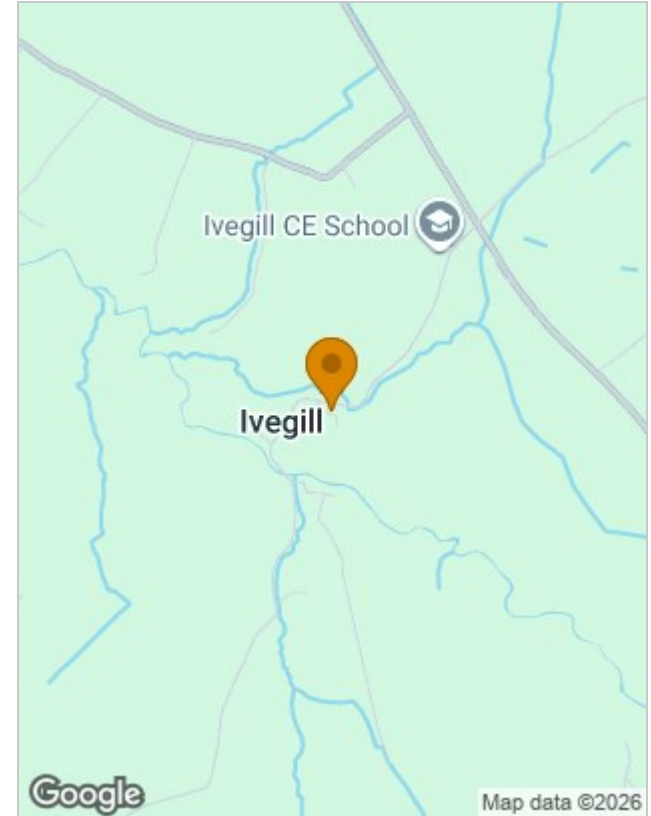




Floor Plans



Location Map



Energy Performance Graph

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

Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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