



Police House, Ireby, CA7 1EQ

Guide price £450,000









# Police House

Wigton, CA7 1EQ

- Well maintained throughout
- Popular village location just outside the Lake District National Park
- 3 bedrooms with potential for further bedroom accommodation
- Generous living spaces
- Amazing open countryside and fell views to the rear
- Mature gardens with multiple areas
- Driving and double garage
- Solar Panels including FIT payments

Police House is a fantastic property located in the tranquil village of Ireby, close to the Lake District National Park yet within easy reach of the main economic centres of North Cumbria. This well-maintained home has been carefully restored and extended in recent years from a working village Police House to a functional and spacious home with full double-glazing throughout.

The property comprises of an entrance porch, lounge, kitchen, dining area, study/snug, conservatory, utility, WC and double garage to ground floor; on the first floor there are 3 well-proportioned bedrooms, one with ensuite, hall, bathroom, and large office space with potential to be reinstated as one or more further bedrooms.

Outside there are well-maintained gardens to the front and rear; the front is mainly laid to lawn with off-road parking for three cars. The rear garden enjoys spectacular views over the surrounding countryside and has established fruit trees, pond, lawn, bushes, flower beds, vegetable patches and a raised patio area.



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## Porch

On entering the property there is a spacious entrance porch, allowing access to the entrance hall. It has wood-effect ceramic tiled flooring, a window looking out to the front garden and fitted cupboards housing the electricity meter.

## Entrance Hall

The entrance hall allows access to the study, lounge, porch and stairs to the first floor and has a fitted carpet and radiator.

## Lounge

20'0" x 14'8" (6.11 x 4.49)

The lounge is bright and spacious, with two windows looking out over the front aspect and double-glazed doors leading into the conservatory. The lounge benefits from a multi-fuel stove with tiled surround, a nook study space and storage underneath the stairs, fitted carpet, two radiators and allows access to the conservatory, kitchen diner and entrance hall.

## Kitchen

10'11" x 13'6" (3.34 x 4.13)

The kitchen is at the heart of the home, benefiting from stunning views across the countryside and fells views, ample cabinetry including oven space, breakfast bar and Belfast sink with mixer tap. It has tiled flooring, radiator and allows access to the dining area and Utility.

## Dining Room

11'0" x 8'8" (3.37 x 2.65)

The dining area adjoining the kitchen also enjoys views over the countryside and fells, has a fitted carpet and a radiator with double-glazed doors into the conservatory.





**Conservatory** 20'1" x 12'2" (6.14 x 3.73)  
This large and impressive space connects the kitchen to the ground floor reception room and study and enjoys the breathtaking views across the countryside.

**Study/Snug** 9'6" x 21'3" (2.90 x 6.49)  
This room is currently utilised as study and snug. With a feature multi-fuel stove the space is perfect for multiple uses as well as giving access to the conservatory through double-glazed doors.

**Utility** 9'0" x 13'3" (2.75 x 4.05)  
A functional utility room with stainless steel sink and ample cabinets for storage, space for appliances and allowing access to the garden through the rear door. There are also doors to the downstairs WC, the kitchen and the double integral garage. The window to the side aspect allows in plenty of natural light.

**W.C.**  
Ground floor WC has a frosted window bringing in natural light, basin with storage cupboard underneath and is located off the Utility.

**Garage** 20'1" x 16'2" (6.14 x 4.93)  
Large double garage with electric doors; currently fitted out to also provide a workshop with multiple power points and storage shelving.

**Reception Room / Potential Bedroom** 21'5" x 14'11" (6.55 x 4.56)  
This large area, previously a landing, corridor and two bedrooms, has been converted for use by the current owner as an extensive home office. The space, with multiple windows onto both front and rear aspects, could be used as reception room, leisure- or games-room or easily reconfigured to provide additional bedrooms.



**Bathroom** 5'10" x 7'1" (1.80 x 2.16)  
Fitted with a three-piece suite including a bath with shower over, basin, W.C., heated towel rail and fully-tiled walls and flooring.

**Bedroom One** 14'10" x 13'6" (4.54 x 4.12)  
Bedroom One has stunning and extensive views over the rear aspect of the property. It is a spacious double, with ample room for additional furnishings, fitted cupboards, fitted carpet, radiator and access to its own ensuite.

**Bedroom One Ensuite** 6'6" x 8'9" (2.00 x 2.67)  
Ensuite shower room with WC, basin, bidet, radiator, storage cupboard, tiled flooring and part-tiled walls.





### Bedroom Two

9'10" x 19'2" (3.00 x 5.86)

Bedroom two is a comfortable double bedroom which is dual aspect with windows to the side and rear of the property, the rear window again enjoying stunning views. It has fitted cupboards, fitted carpet and radiator and ample space for additional furnishings.

### Bedroom Three

14'0" x 14'2" (4.27 x 4.34)

Bedroom three is another comfortable double bedroom, with separate nook for a desk and a large window looking out over the front aspect of the property. There is a storage cupboard, fitted carpet and radiator.

### Outside

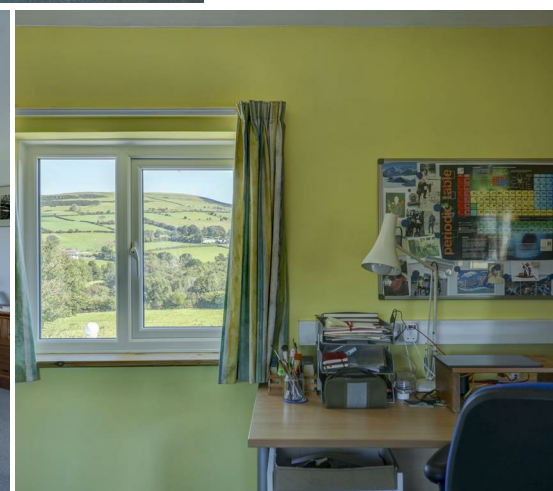
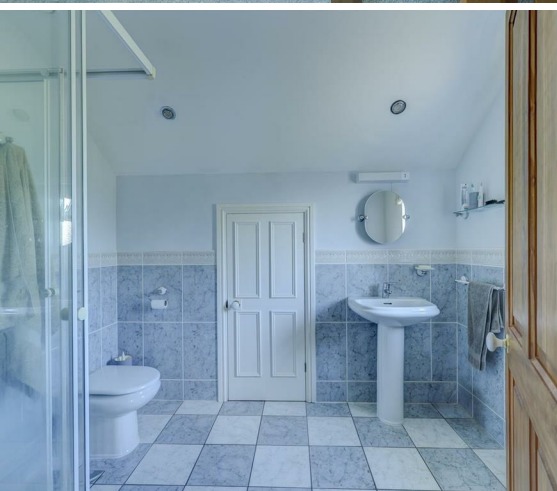
The property has a wrap-around garden with multiple sections and a range of mature shrubs, vegetable patches, bushes, fruit trees and established garden pond. To the front there is a large driveway leading to the double garage. To the rear the garden is split-level and has magnificent open views over the surrounding countryside.

### Services & Additional Information

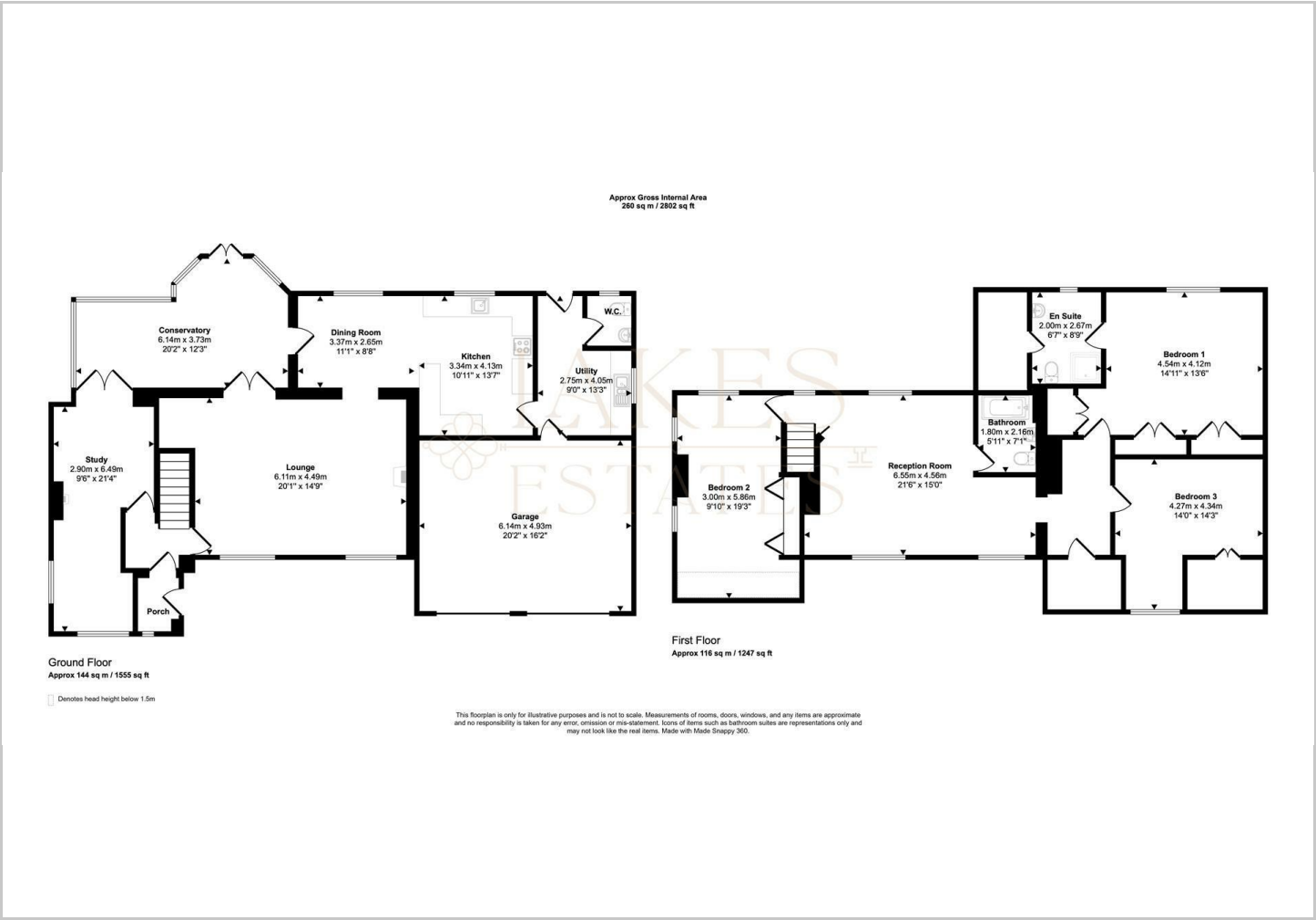
The property has oil central heating with mains water, electric and sewerage. The property also benefits from solar PV panels and has remaining FIT payments that will transfer with the property to the new owner

### 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.



Floor Plans



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.

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Location Map



Energy Performance Graph

