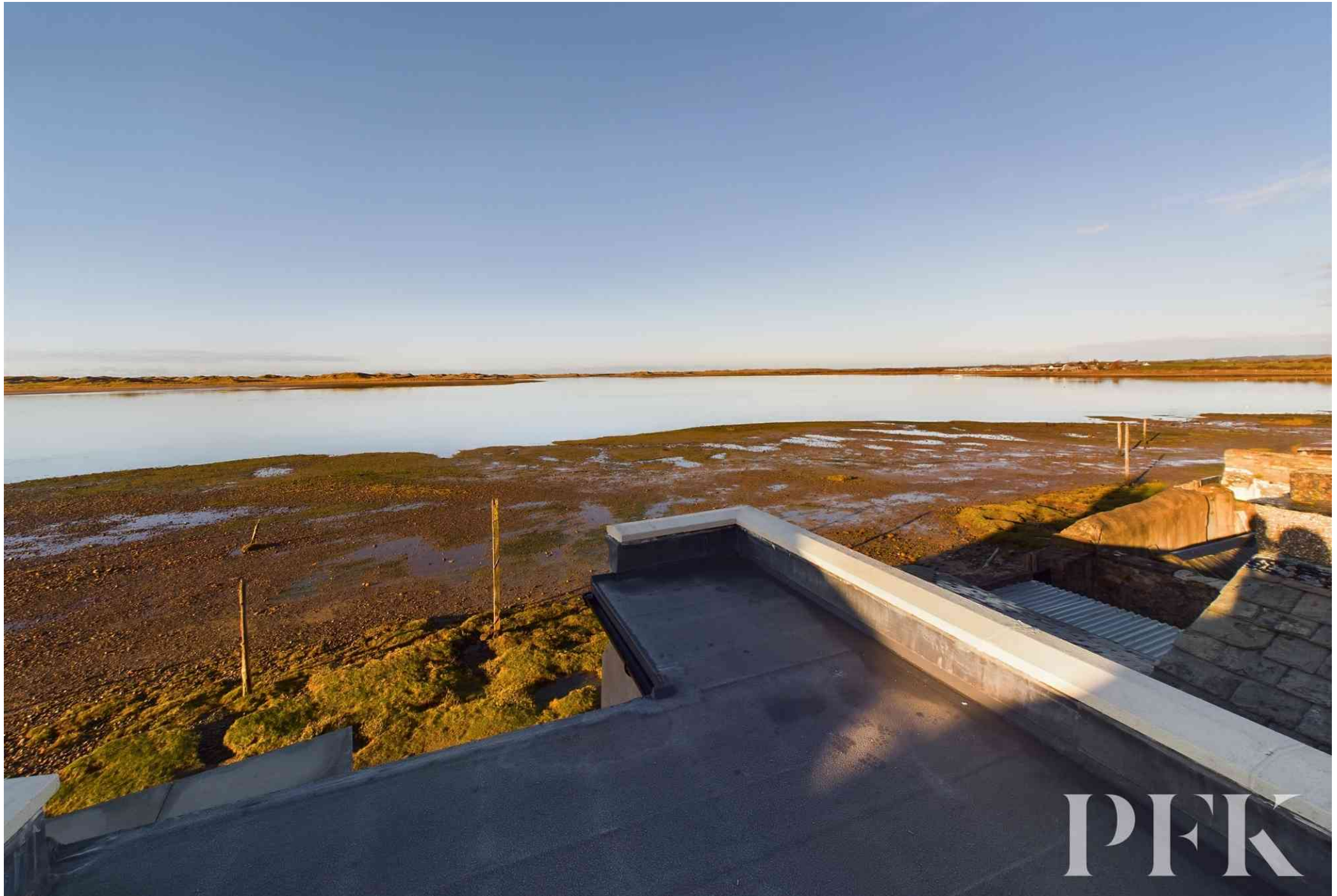


PFK

Belmont, Main Street, Ravenglass, Cumbria CA18 1SG

Guide Price: £235,000





PERK

LOCATION

Ravenglass is a beautiful coastal hamlet within the Lake District National Park lying on the estuary of three rivers – the Esk, the Mite and the Irt. The Ravenglass and Eskdale narrow gauge Railway or 'Laal Ratty' is a popular tourist attraction which takes passengers to the very head of Eskdale with seven stops on the way. Muncaster Castle, with its truly stunning gardens, is just a mile away and of course the Lake District National Park is right on your doorstep.

PROPERTY DESCRIPTION

An exciting opportunity to acquire a newly renovated 2 bed seaside cottage in the heart of Ravenglass, the only coastal town in the Lake District National Park. Located on the picture postcard main street, Belmont sits right on the waters edge with breathtaking views across the natural estuary to the rear.

The property, which has been recently renovated to a high standard by the present owner and boasts deceptively spacious accommodation, would make a fantastic second home or holiday cottage with demand in the area high.

The accommodation briefly comprises cosy lounge with an attractive wood burning stove and a contemporary dining kitchen to the ground floor. To the first floor there is a double bedroom and modern shower room. The landing itself offers space for a small study area, with stairs leading to a further bedroom on the second floor and access out on to a roof top terrace, positioned over the kitchen and providing a great outdoor entertaining space, perfect for enjoying the sun setting over the estuary on a clear evening. In addition, there is space to park one car directly to the front of the cottage, and a small yard area to the rear.

A truly beautiful cottage, set in magnificent surroundings and turnkey ready. Viewing is highly recommended.

ACCOMMODATION

Lounge

6.4m x 3.2m (21' 0" x 10' 6") A part glazed UPVC door leads directly into an attractive, cosy lounge benefitting from a recently installed wood burning stove with slate hearth and solid wood mantel. Stairs leading to the first floor with oak bannister and large understairs storage cupboard, wood effect flooring, radiator, front aspect window and door giving access into the dining kitchen.

Dining Kitchen

3.82m x 3.56m (12' 6" x 11' 8") Fitted with a range of matching, modern wall and base units with complementary work surfacing and upstands, incorporating composite sink and drainer unit with mixer tap. Integrated electric oven with hob and extractor over, plumbing for washing machine, integrated wine cooler and space for large table and chairs. Wall mounted central heating boiler, radiator, rear aspect window with a further small window overlooking the estuary and a glazed UPVC door giving access to a small rear yard.

FIRST FLOOR LANDING

3.25m x 1.62m (10' 8" x 5' 4") Currently utilised as a small study area, with stairs leading to the second floor bedroom, doors to the first floor rooms, and a glazed UPVC door leading out on to a rooftop terrace, directly over the kitchen.

Shower Room

2.44m x 1.58m (8' 0" x 5' 2") Fitted with a modern, white three piece suite comprising wash hand basin and concealed cistern WC set on vanity unit and large corner shower cubicle with PVC panelling and mains shower. Small storage cupboard, chrome laddered radiator, laminate flooring and rear aspect obscured window.

Bedroom 1

3.11m x 3.27m (10' 2" x 10' 9") A front aspect double bedroom with original fireplace, radiator and laminate flooring.

SECOND FLOOR

Bedroom 2

4.13m x 3.09m (13' 7" x 10' 2") Accessed by staircase from the first floor, with a recently fitted oak bannister. Part sloped, pitched ceiling with under eaves storage, ample space to accommodate a double bed, storage cupboard, radiator and rear aspect window enjoying breathtaking views over the estuary.

EXTERNALLY

Gardens and Parking

The property benefits from offroad parking to the front for one car and a small yard area to the rear. One of the most surprising and impressive features of the property is the stunning rooftop terrace, positioned directly above the kitchen and accessed from the first floor landing. This provides a superb outdoor dining and entertaining space and enjoys stunning views over the estuary.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is F.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains gas, electricity, water and drainage. Gas fired central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band A

Viewing: Through our Cockermouth office, 01900 826205.

Directions: Belmont can be located using the postcode CA18 1SG and identified by a PFK 'For Sale' board. Alternatively by using What3Words///confining.exclaim.holds





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
709.76 ft²
65.94 m²

Reduced headroom
33.04 ft²
3.07 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 0



Floor 1



Floor 2