

PFK

High Ground Cottage, Eskdale, Holmrook, Cumbria CA19 1TJ

Guide Price: £695,000



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LOCATION

High Ground Cottage boasts an incredible position on Birker Fell in the western Lake District National Park, surrounded by the rugged beauty of the Eskdale and Duddon valleys and enjoying spectacular views towards the fells. Less than 10 minutes by car to Eskdale Green, offering local amenities including a primary school, nursery and a well stocked village shop, with more comprehensive amenities available at nearby Gosforth and Seascale and the picturesque old market town of Broughton in Furness just a 15 minute drive, with numerous food shops selling local produce. Some well known attractions are within easy reach including Muncaster Castle and the unmissable narrow gauge Ravenglass and Eskdale Railway. Finally, the natural beauty of the area is of course its greatest asset and nearby is some of the finest walking to be had in England together with some exceptional fishing on the rivers Esk and Duddon.

PROPERTY DESCRIPTION

Nestled on the picturesque Birker Fell within the heart of the Lake District National Park, High Ground Cottage offers a serene retreat amidst one of Englands most stunning landscapes with breathtaking fell views from almost every window. Surrounded by the rugged beauty of the Eskdale and Duddon valleys, this charming cottage provides an ideal base for outdoor enthusiasts and nature lovers alike. With its proximity to scenic hiking trails and panoramic views towards Wasdale Head, Crinkle Crags, Bowfell and Englands highest mountain, Scafell Pike, High Ground Cottage truly provides the perfect escape from the hustle and bustle of everyday life with walks to a nearby mountain lake and waterfall also available from the doorstep.

The property offers spacious and tastefully presented accommodation, providing comfortable and inviting living spaces throughout. The ground floor features two reception rooms, both enjoying stunning views over the surrounding landscape, perfect for relaxation and entertaining. The farmhouse dining kitchen is a delightful space for family meals, featuring patio doors that open out to the gardens, seamlessly blending indoor and outdoor living. This floor is further complemented by a utility room and a convenient three piece shower room. To the first floor, there are four well appointed bedrooms, family bathroom, and a further bathroom, ensuring ample space and comfort for all guests.

High Ground cottage offers a stunning outdoor space that is just as remarkable as the interior. Situated in a peaceful location, the property enjoys a sense of tranquility that is shared with only a couple of neighbouring homes. In addition to the offroad parking available to the front of the cottage, there is also a convenient single garage for added convenience. The landscaped gardens surrounding the property feature several lawns and a charming patio area leading from the kitchen and providing the perfect spot to relax and take in the picturesque views of the fabulous surroundings.

Opportunities of this nature in this part of the Lake District National Park are rare, offering a unique chance to own a property that combines seclusion, natural beauty, and modern comfort. Viewing is essential.

ACCOMMODATION

Entrance Porch

1.62m x 1.50m (5' 4" x 4' 11") Accessed via a traditional wooden entrance door. With dual aspect windows, small cast iron radiator, tiled flooring and a part glazed wooden door leading into the farmhouse dining kitchen.

Farmhouse Dining Kitchen

4.99m x 5.34m (16' 4" x 17' 6") The heart of the cottage, the kitchen is fitted with a range of shaker style base units with complementary solid work surfacing, incorporating Belfast sink with mixer tap and tiled splashbacks. Space for a range style cooker and full height fridge freezer, attractive wood burning stove set on a slate hearth and original storage cabinet. Exposed ceiling timber, downlights and exposed wood flooring, rear aspect window and part glazed wooden doors leading out to the rear patio area and enjoying superb views over the surrounding landscape towards the fells, positioned directly outside the kitchen. Stairs to the first floor and characterful latch doors giving access to the utility room, reception rooms and to a large shelved pantry with dishwasher and tiled flooring.

Utility Room

1.74m x 2.57m (5' 9" x 8' 5") Fitted wall units and full height unit with complementary work surfacing, oil fired central heating boiler and plumbing for under counter washing machine. Tiled flooring, small rear aspect window, latch door to the shower room and part glazed, characterful stable style door leading out to the gardens.

Shower Room

1.79m x 1.01m (5' 10" x 3' 4") Fitted with a low level WC, wash hand basin and tiled shower cubicle with shower fitted, chrome ladder radiator, tiled flooring and obscured rear aspect window.

Reception Room 2

3.33m x 5.33m (10' 11" x 17' 6") An attractive, characterful room with wood panelled walls and open fireplace set in a brick surround with solid wood mantel. Rear aspect window enjoying views over open countryside towards the Lakeland fells, with a further front aspect window and a latch door leading into the main lounge.

Lounge

4.5m x 5.35m (14' 9" x 17' 7") A beautiful, bright dual aspect reception room benefitting from twin side aspect windows and glazed patio doors leading out to the rear gardens, providing unrivalled fell and countryside views. With built in book casing to one wall and two cast iron radiators with a further vertical radiator.

FIRST FLOOR LANDING

With large built in storage cupboard, loft access hatch, front aspect window and characterful latch doors giving access to the first floor rooms.

Bedroom 1

3.01m x 4.59m (9' 11" x 15' 1") A dual aspect double bedroom enjoying breathtaking views over open countryside towards the Lakeland fells. With radiator, built in wardrobe and further storage cupboard.

Family Bathroom

1.9m x 1.71m (6' 3" x 5' 7") Fitted with a three piece suite comprising low level WC, wash hand basin and wood panelled bath with mains shower over. Part wood panelled walls, ladder radiator and rear aspect window enjoying delightful open views towards the fells.

Bedroom 2

2.74m x 2.93m (9' 0" x 9' 7") A rear aspect double bedroom enjoying fantastic open views towards the fells. With radiator and built in storage cupboard.

Bathroom 2

3.22m x 1.38m (10' 7" x 4' 6") Fitted with a three piece suite comprising low level WC, wash hand basin and wood panelled bath with mains shower over. Storage cupboard, tiled walls, ladder radiator and front aspect window.

Bedroom 3

3.83m x 2.46m (12' 7" x 8' 1") A dual aspect double bedroom enjoying spectacular open views towards the fells. With radiator and built in storage cupboard.

Bedroom 4

4.47m x 2.68m (14' 8" x 8' 10") A further dual aspect double bedroom with radiator and enjoying fabulous open views towards the fells.

EXTERNALLY

Gardens and Parking

A lane from the fell road gives access to the property, located in a position enjoyed by only a further two properties. To the front, the property benefits from offroad parking in addition to a single garage, with steps from the parking area leading down to the attractive front garden with well stocked rockery and chipped pathways leading to the side and rear gardens. Various sections of lawn surround the property, bordered by fencing and hedging, with a delightful patio area to the rear, perfect for outdoor dining and entertaining, enjoying the breathtaking landscape views beyond.

Barn

5.52m x 3.73m (18' 1" x 12' 3") A semi detached barn with power and lighting, located to the side of the property is ideal for use as a workshop, for storage, or for another purpose subject to planning.

Garage

Single garage with double entrance doors, power and lighting.

ADDITIONAL INFORMATION

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Tenure & EPC

The tenure is freehold.
The EPC rating is C.

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 : Napthens 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 2023 was £222.00; 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

Main electricity, private water supply & septic tank drainage. Oil fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: High Ground Cottage can be located using the postcode CA19 1TJ. Alternatively by using [What3words///invisible.hazy.progress](#)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
1545.66 ft²
143.6 m²

Reduced headroom
12.21 ft²
1.13 m²



Floor 0 Building 1



Floor 1 Building 1

(1) Excluding balconies and terraces

E: Reduced headroom (Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to the floor plan for illustrative purposes only.

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