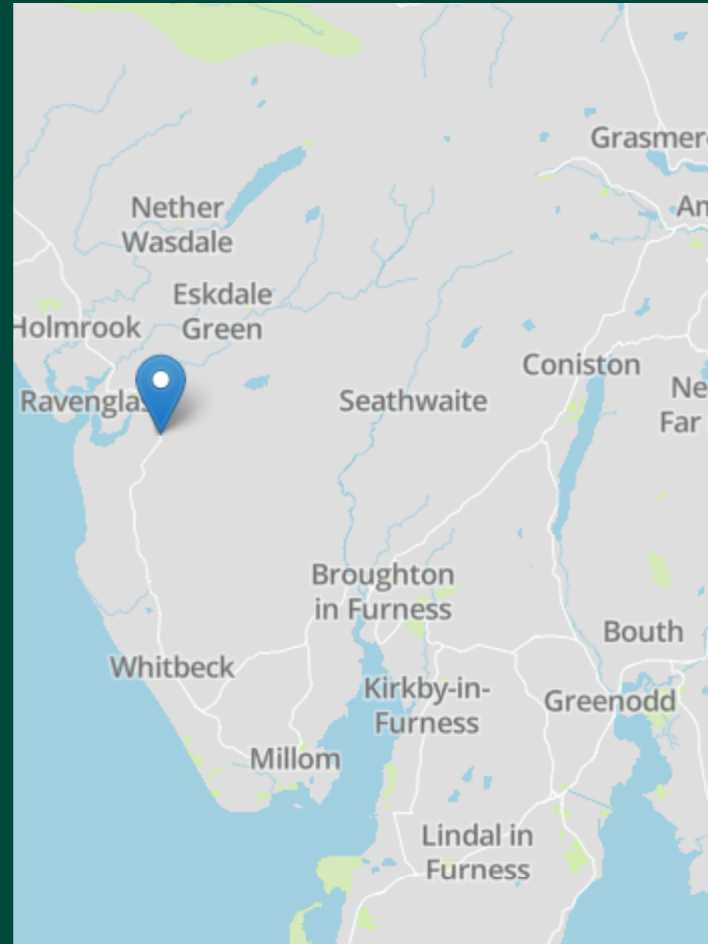


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>100</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>35</b>	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Floor 0 Building 1**

**Floor 1 Building 1**

**Floor 0 Building 2**

**PFK**

Approximate total area<sup>(1)</sup>

1104.99 ft<sup>2</sup>  
102.66 m<sup>2</sup>

(1) Excluding balconies and terraces

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



## 1 Bridge End Cottage, Broad Oak, Ravenglass, Cumbria, CA18 1RR

- Delightful 3 bed cottage
- Perfect for young family
- Tenure: freehold
- Large gardens & garage
- Lake District National Park
- EPC rating F
- Picturesque setting
- Council Tax: Band A

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

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- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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## LOCATION

The pretty hamlet of Broad Oak is located on the edge of the village of Ravenglass in the heart of the western Lake District, close to the A595 and allowing for easy access to towns and employment centres along the west coast. Some well known attractions are within easy reach including Muncaster Castle, the Ravenglass Nature Reserve and unmissable narrow gauge Ravenglass and Eskdale Railway (L'aal Ratty) which transports passengers to the very head of Eskdale. 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

A delightful 3 bed cottage situated on the edge of the pretty village of Ravenglass within the Lake District National Park.

The property boasts a most picturesque setting in the hamlet of Broad Oak with views over surrounding countryside towards Muncaster, Comey and the adjacent fells. The large gardens to the side of the property with the pretty Broadoak beck running nearby, create a perfect setting for families and a base from which to explore the delights of the National Park, making this an ideal property for buyers looking for a second home/holiday home in the area. The property would also suit a young family, couples and those looking to relocate or retire to the area and benefits from newly installed electric radiators with separately controlled thermostats.

The property itself offers deceptive accommodation, which in brief comprises spacious lounge/diner with attractive wood burning stove, modern kitchen, contemporary shower room and 3 well appointed bedrooms. Externally, the property benefits from a garage with parking space directly in front, a stone outhouse and large lawned garden to the side and rear.

Viewing is essential in order to appreciate the size, position and views enjoyed by this charming property.

## ACCOMMODATION

### Lounge/Diner

6.52m x 3.70m (21' 5" x 12' 2") Accessed directly via composite front door. A spacious reception room with ample space for dining table and chairs in addition to lounge furniture. Attractive wood burning stove set on a slate hearth, radiator, original feature fireplace, twin front aspect windows, and wooden latch doors giving access to the inner hallway and the kitchen.

### Kitchen

2.1m x 4.1m (6' 11" x 13' 5") Fitted with a range of shaker style, matching wall and base units with complementary wood effect work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated electric oven with hob over, space for under counter fridge, electric radiator, twin windows, part tiled walls and tiled flooring. Open access leads into the rear porch area with part tiled walls, tiled flooring and part glazed door leading out to the gardens.

### Inner Hallway

Stairs to the first floor with useful storage cupboard below, radiator and door leading to the bathroom.

### Shower Room

2.77m x 2.15m (9' 1" x 7' 1") Fitted with a three piece suite comprising close coupled WC, wash hand basin set on a modern vanity unit with further matching unit, and large walk in shower cubicle with mains rainfall shower. Part panelled walls, radiator, obscured window and wood effect flooring.

## FIRST FLOOR LANDING

With loft access hatch, rooflight, radiator and wooden latch doors giving access to the three bedrooms.

### Bedroom 1

3.02m x 2.68m (9' 11" x 8' 10") A front aspect double bedroom.

### Bedroom 2

3.52m x 3.69m (11' 7" x 12' 1") A generous front aspect double bedroom.

### Bedroom 3

4.66m x 2.29m (15' 3" x 7' 6") A side aspect window.

## EXTERNALLY

### Gardens

The property is accessed down a small lane with only a handful of neighbouring properties. Unusual for a property of this type, it benefits from substantial enclosed gardens, laid mainly laid to lawn with shrubbery borders and a useful stone outhouse.

### Garage & Parking

5.87m x 3.08m (19' 3" x 10' 1") A detached garage suitable for storage, with a pedestrian door to the rear and offroad parking to the front.

## ADDITIONAL INFORMATION

### Septic Tank

We understand that the shared septic tank located at the property does not comply with regulations introduced on 1 January 2020, and any prospective purchasers would be required to install a replacement.

### 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

Services: Main electricity, water & shared septic tank drainage. Electric heating and double glazing installed. 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: Travel south on the A595 from Whitehaven for approximately 19 miles, through Holmrook and past Muncaster Castle. The turning to Broad Oak is on the right just before the junction with Comey Fell.

