

PFK

18 Townfield Close, Ravenglass, Cumbria CA18 1SL

Fixed Price: £230,000





LOCATION

Ravenglass is a beautiful coastal hamlet situated within the Lake District National Park and 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 delights of the Lake District National Park are right on the doorstep.

PROPERTY DESCRIPTION

Nestled in the peaceful cul-de-sac of Townfield Close, in the picturesque coastal village of Ravenglass, this charming, well appointed, three-bedroom, semi-detached home is offered to the market in good condition and features inviting accommodation. The ground floor comprises an entrance hallway, spacious lounge that flows into a dining area, and a well fitted kitchen. Upstairs, there are three generously sized bedrooms and a modern, recently refurbished bathroom.

Outside, the property includes driveway parking for two cars, a single garage, and an attractive, low-maintenance rear garden - perfect for outdoor dining and entertaining.

Ravenglass is the only coastal village within the Lake District National Park and this property is positioned within just a short walk from the stunning estuary and ideally located for easy access to several employment hubs along the west coast. It's an ideal choice for working families seeking a tranquil retreat from busy town life, or it would also make a wonderful second home or holiday getaway in a highly sought-after, scenic location.

Viewing is highly recommended to fully appreciate the space, presentation, and excellent location of this charming home.

ACCOMMODATION

Entrance Hallway

1.8m x 1.4m (5' 11" x 4' 7") Accessed via part glazed, uPVC entrance door. Stairs to first floor accommodation, wood flooring and door to:-

Open Plan Living/Dining Room

Living Area 4.11m x 3.7m (13' 6" x 12' 2")
Front aspect, living space with radiator, wood flooring and feature electric fire set in wooden surround with wooden mantel and tiled hearth. Open plan access through to:-
Dining Area 3.2m x 2.3m (10' 6" x 7' 7")
With radiator, grey French doors (currently with removeable film to obscure) providing access to the patio area at the rear, wood flooring and ample space for dining furniture.

Kitchen

3.1m x 2.2m (10' 2" x 7' 3") Rear aspect kitchen overlooking the garden and beyond toward the village. Fitted with a good range of white, wall, base and display units with complementary, black quartz effect, work surfacing and upstands, and stainless steel sink/drain unit with mixer tap. Four-burner gas hob with extractor above and oven below, space for under counter fridge and space/plumbing for under counter washing machine.

FIRST FLOOR

Landing

2.9m x 1.9m (9' 6" x 6' 3") Providing access to three bedrooms and the bathroom.

Bathroom

1.6m x 1.9m (5' 3" x 6' 3") Recently refurbished bathroom fitted with PVC wall panelling and three piece suite comprising bath with shower over, WC, and wash hand basin in vanity storage unit. Obscured window to rear aspect and heated towel rail.

Bedroom 1

2.9m x 2.6m (9' 6" x 8' 6") Large, rear aspect, double bedroom with view over the garden and toward the village beyond. Radiator and built in wardrobe with sliding, mirrored doors.

Bedroom 2

3.5m x 2.5m (11' 6" x 8' 2") A Large, front aspect, double bedroom with view toward the village. Radiator and built in wardrobe with sliding, mirrored doors.

Bedroom 3

2.5m x 2.0m (8' 2" x 6' 7") Currently utilised as a home office but suitable for use as a small single bedroom or nursery if required. Radiator and built in storage cupboard.

EXTERNALLY

Driveway Parking

A driveway at the front of the house provides off road parking for one car and also gives access to the garage. The property has the benefit of occupying a corner plot which enables additional parking on a grassed area for approx. two further vehicles if required.

Single Attached Garage

5.3m x 2.5m (17' 5" x 8' 2") Currently used as a workshop and for storage purposes. With up and over door, power, light and pedestrian access door.

Garden

A small lawned garden flanks the driveway to the front of the house. The rear garden, fully enclosed with boundary stone walling and fencing, incorporates a good area of lawn and small patio seating space.

ADDITIONAL INFORMATION

Tenure

Freehold.

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 : Naphens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – 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

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. 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 B

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA18 1SL and identified by a PFK 'For Sale' board. Alternatively by using What3Words [///grinning.glass.poetry](https://www.what3words.com/#!/en/3q4c-4gqg-4gqg-grinning.glass.poetry)



