

PFK

Rose Dykes, Eskdale Green, Eskdale, Holmrook, Cumbria CA19 1UA

Guide Price: £425,000





LOCATION

Eskdale stretches from Gosforth through to the foot of Hardknott Pass close to Wastwater. The area is renowned as having some of the most picturesque scenery in the western Lake District, enjoying views towards the foot of Scafell to the north and sweeping west down the Eskdale Valley to the Irish Sea. Eskdale Green offers local amenities including primary school, nursery and a well stocked village shop, with more comprehensive amenities available at nearby Gosforth.

PROPERTY DESCRIPTION

An exciting opportunity to acquire a fine period residence set within a quiet area of the National Park in the pretty Lakeland village of Eskdale Green.

The property offers most versatile and well appointed accommodation arranged over three floors and presents a range of possibilities for the right purchaser. Perfectly suited to growing families or relocation, with the primary school just a short walk away, the property offers a truly idyllic setting in the village and a perfect base from which to explore the nearby fells. Having been previously separated into two self contained apartments, which consisted of a one bedroom ground floor flat and larger maisonette, it would be very easy to convert back to this arrangement, with either or both of the apartments likely to generate a very attractive income from holiday letting. This arrangement may also suit purchasers looking to relocate with a dependent relative.

The accommodation briefly comprises entrance hallway, spacious lounge with attractive bay window, further reception room/bedroom, dining room, office, modern kitchen, utility room and shower room to the ground floor. To the first floor there is a reception room, two double bedrooms and a bathroom with a further three bedrooms positioned on the second floor.

The property occupies generous grounds, with driveway parking for multiple vehicles and lawned gardens which boast a delightful open aspect to the side.

Viewing is essential in order to appreciate the size, location and possibilities offered by this fine residence.

ACCOMMODATION

Entrance Hallway

Accessed via composite entrance door. A spacious hallway with original coved ceiling, under stairs storage area, radiator, exposed wood floor boards and stairs to first floor accommodation.

Lounge

4.78m x 3.64m (15' 8" x 11' 11") Generous reception room with attractive, double glazed, bay window to front elevation overlooking the gardens and with partial fell views. Coved ceiling, radiator and open fire set in brick effect surround with wooden mantel and tiled hearth.

Bedroom 1/Second Reception Room

3.9m x 3.76m (12' 10" x 12' 4") A dual aspect room - currently utilised as a bedroom but equally suitable for use as a second reception room. Original coved ceiling, double glazed windows, original fireplace and radiator.

Dining Room

3.61m x 3.01m (11' 10" x 9' 11") Double glazed window to rear elevation, original built in cupboards, original slabbed floor and door to:-

Office/Storage Room

3.12m x 2.11m (10' 3" x 6' 11") Currently used for storage purposes. Two double glazed windows and storage cupboard.

Kitchen

4.83m x 2.02m (15' 10" x 6' 8") Fitted with a range of matching, wooden, wall and base units with complementary work surfacing, tiled splash backs and 1.5-bowl stainless steel sink/drainage unit. Space/point for freestanding electric cooker with extractor over and space/power/plumbing for dishwasher, washing machine and under counter fridge. Double glazed window to side elevation, radiator, tile effect flooring and uPVC door providing access to the garden at the side of the property. Access to:-

Inner Hallway

With radiator, access to shower room and access (with step up) to utility room.

Shower Room

2.81m x 1.23m (9' 3" x 4' 0") With double glazed, obscured window and fitted with three piece suite comprising low level WC, wash hand basin with tiled splash back and modern (recently installed) tiled, shower enclosure with rainfall showerhead and handheld attachment.

Utility Room

3.3m x 2.12m (10' 10" x 6' 11") Exposed ceiling beams, small double glazed window, space/power/plumbing for washing machine and tumble dryer, space/power for large, freestanding, fridge freezer and housing for the oil boiler.

FIRST FLOOR

Half Landing

Providing access to a reception room and bathroom. Radiator.

Reception Room

3.58m x 3.2m (11' 9" x 10' 6") With double glazed window, built in storage cupboard, radiator and exposed wood floor boards.

Bathroom

3.57m x 2.12m (11' 9" x 6' 11") Fitted with modern, white, three piece suite comprising wood panelled bath, close coupled WC and wash hand basin. Sloped ceiling, double glazed, obscured window, part wood panelling to walls, storage cupboard, ladder style radiator and laminate flooring.

Main Landing

Providing access to Bedrooms 2 and 3 and with stairs to second floor accommodation. Can also be accessed via external entrance porch (as listed below).

Small Entrance Porch

Accessed via steps from outside the property and uPVC entrance door. The first and second floors of the property were in the past utilised as a separate dwelling and independent access via this small entrance porch which connects to the main first floor landing remains. The first and second floors could, therefore, be utilised as a maisonette if required. Laminate flooring and door to:-

Reception Room/Bedroom 2

3.67m x 3.66m (12' 0" x 12' 0") This room is currently utilised as a living area but is equally suitable for use as a bedroom. A dual aspect room with double glazed windows offering views to the fells. Original storage cupboard, radiator and exposed wood floor boards.

Bedroom 3

3.87m x 3.99m (12' 8" x 13' 1") With dual aspect, double glazed windows offering fell views, radiator and original fireplace.

SECOND FLOOR

Second Floor Half Landing

Providing access to Bedroom 4.

Bedroom 4

3.58m x 3.28m (11' 9" x 10' 9") Part sloped ceiling with exposed beams, double glazed window and storage cupboard.

Main Second Floor Landing

Providing access to Bedrooms 5 and 6. Radiator and large, built in, storage cupboard.

Bedroom 5

3.81m x 3.81m (12' 6" x 12' 6") Part sloped ceiling, dormer window, radiator and built in storage cupboard.

Bedroom 6

4.06m x 3.62m (13' 4" x 11' 11") Part sloped ceiling, double glazed, front aspect window offering fell views, radiator and built in storage cupboard.

EXTERNALLY

Driveway & Parking

A gated entrance with stone gate posts and wrought iron balustrades give access to a large sweeping driveway which provides off road parking for multiple vehicles and leads to a further parking area.

Gardens

Substantial lawned gardens lie to the front and side of the property which enjoy a delightful, open aspect with far reaching views. Allotment area and outhouse.

ADDITIONAL INFORMATION

Tenure

Freehold.

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.

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 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

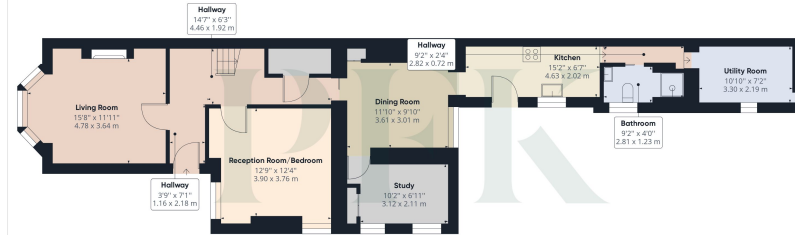
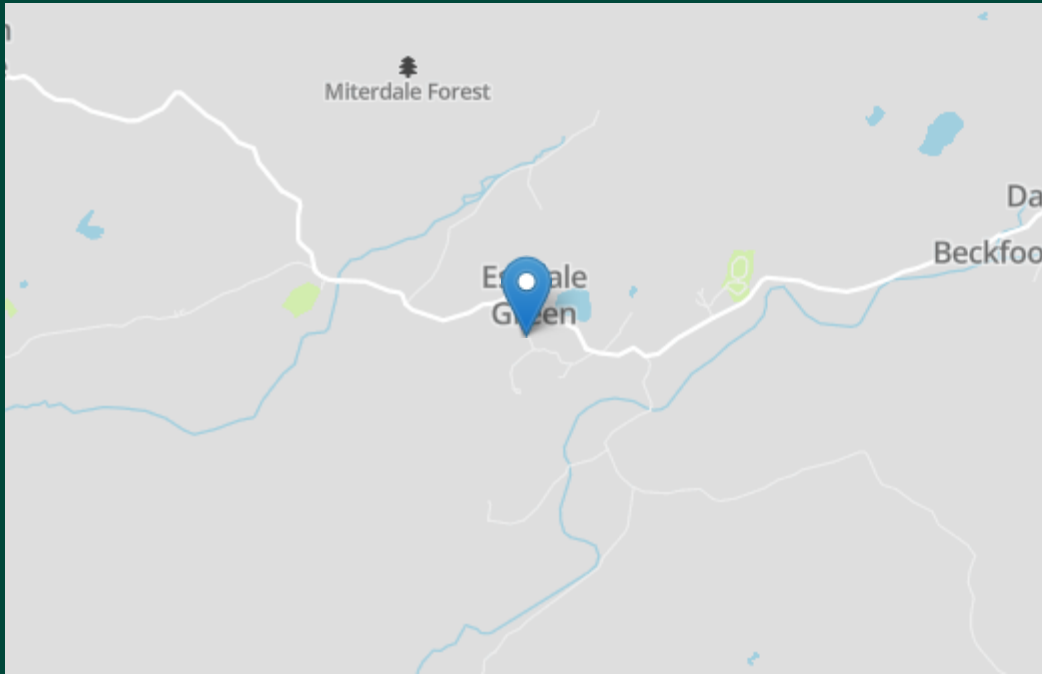
Mains electricity & water; septic tank drainage; oil-fired central heating, double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Cockermouth office, 01900 826205.

Directions: Rose Dykes can be located using the postcode CA19 1UA and identified by a PFK 'For Sale' board. Alternatively by using What3Words ///shrugging.spine.describes





PFK

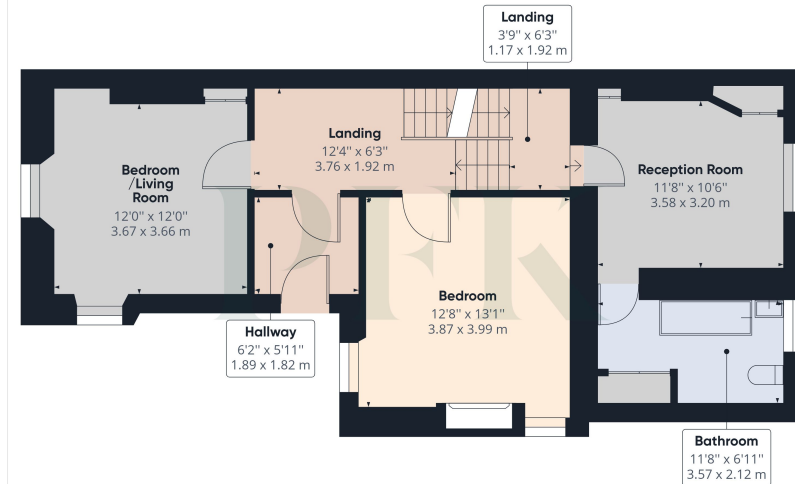
Approximate total area⁽¹⁾
 964.45 ft²
 89.60 m²

(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

Floor 0



Approximate total area⁽¹⁾
 714.59 ft²
 66.39 m²

(1) Excluding balconies and terraces

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GIRAFFE360

Floor 1

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 59 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | 20 | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |