

# PFK

Little Christcliffe, Boot, Holmrook, Cumbria CA19 1TH

Guide Price: £495,000





PFK

## LOCATION

Located in the Eskdale valley, Boot is surrounded by some of the region's most breathtaking natural attractions, including the dramatic Scafell Pike, England's highest peak, and the serene Wastwater, often regarded as the country's most beautiful lake. The village itself is steeped in history, with charming stone cottages, traditional inns, and the famous Eskdale Mill, one of the oldest working watermills in the country. Despite its peaceful, remote feel, Boot is within easy reach of nearby towns such as Gosforth and Ravenglass, providing access to essential amenities, shops, and schools. The village is also well connected to the Ravenglass and Eskdale Railway, offering a scenic route to the coast and further exploring the rich heritage of the area.

## PROPERTY DESCRIPTION

Little Christcliffe in Boot presents an exceptional opportunity to own a charming property in one of the Lake District's most idyllic settings. Nestled in the tranquil hamlet of Boot in the Esk valley, this home offers the perfect blend of rustic charm and modern convenience. Surrounded by stunning natural beauty, with breathtaking views of the fells and easy access to some of the Lake District's most renowned landscapes, including the serene Wastwater and the majestic Scafell Pike, Little Christcliffe is a true retreat.

Currently running as a successful holiday cottage, the property is also perfect for anyone looking to relocate to the area, having been meticulously updated throughout to a high specification by the present owners. Featuring a welcoming porch that leads into an attractive lounge/diner with exposed ceiling timbers and a wood burning stove, creating a warm and inviting atmosphere as well as a luxury kitchen to the ground floor. The first floor offers a bright landing area leading to three well proportioned bedrooms and a beautiful modern three piece family bathroom.

Externally, the property is equally impressive. A lovely courtyard garden at the rear provides access to a useful utility room, adding convenience to the home. The front of the property features an expansive lawned garden, elevated to capture the surrounding views, with a beautiful patio space ideal for outdoor dining and entertaining. The property also benefits from an offroad parking space, making Little Christcliffe a perfect retreat in the heart of the Lake District, offering an extraordinary lifestyle in one of England's most treasured regions.

## ACCOMMODATION

### Entrance Porch

1.53m x 2.12m (5' 0" x 6' 11")

Accessed via traditional part glazed wooden entrance door. With storage cupboard, original slabbed flooring and door giving access into the lounge/diner.

### Lounge/Diner

4.01m x 5.34m (13' 2" x 17' 6") (max measurements)

These two rooms have been combined to create a spacious and beautiful reception room benefitting from two large sash windows to the front with breathtaking views. Exposed ceiling timbers, attractive, recessed wood burning stove set in a stone surround with solid wood mantel and original bread oven, alcove shelving and wall mounted lighting. Original slabbed flooring, electric heater, door into the kitchen and further door leading to the inner hallway.

### Inner Hallway

Stairs leading to the first floor, slabbed flooring and door giving access into the kitchen.

## Kitchen

1.94m x 4.00m (6' 4" x 13' 1")

Fitted with a range of high quality matching wall and base units with complementary solid granite work surfacing, incorporating sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances including countertop mounted electric hob, slimline dishwasher and eye level oven, attractive breakfast bar unit with integrated fridge below. Exposed ceiling beams and slabbed flooring, two rear aspect windows and part glazed stable style door out to the rear courtyard garden.

## FIRST FLOOR

### Half Landing

With access to the bathroom and stairs continuing up to the first floor landing.

### Bathroom

1.63m x 1.99m (5' 4" x 6' 6")

Fitted with a luxury three piece suite comprising low level WC, wash hand basin and bath with shower over, part tiled walls, rear aspect window, vertical heated chrome towel rail, wood effect flooring.

## LANDING

Part sloped ceiling with exposed ceiling timbers and Velux rooflight, storage cupboard, exposed wood flooring and doors giving access to the three bedrooms.

### Bedroom 1

3.18m x 2.46m (10' 5" x 8' 1")

A front aspect double bedroom overlooking the gardens and towards the Lakeland fells beyond. With fitted cupboard, original feature fireplace, loft access hatch, electric heater and exposed wood flooring.

## Bedroom 2

4.14m x 2.94m (13' 7" x 9' 8")

A front aspect double bedroom enjoying stunning views towards the Lakeland fells. With exposed ceiling timbers, electric heater and exposed wood flooring.

## Bedroom 3

2.05m x 4.09m (6' 9" x 13' 5")

With part sloped ceiling and two Velux rooflights, exposed ceiling timbers, rear aspect window, electric heater and exposed wood flooring.

### EXTERNALLY

## Gardens and Parking

There is a private access track from the road leading up to Christcliffe, with offroad parking for one car for Little Christcliffe to the front of the terraced houses. There is an attractive courtyard area to the front of the property, together with a substantial enclosed, elevated lawned area with space for patio seating, perfect to enjoy the breathtaking views of the fells and the surrounding countryside. To the rear of the property, there is an enclosed private chipped garden area with a range of shrubbery and floral borders, external store and undercover area leading to a useful outdoor utility room.

## Utility Room

2.52m x 2.01m (8' 3" x 6' 7")

Fitted with a base unit with complementary work surfacing over, incorporating stainless steel sink and drainer with mixer tap. Plumbing for washing machine, space for tumble dryer and under counter freezer.

### 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.

## Lease

We understand that although the tenure of the property is freehold, when it was purchased by the current owners, the external utility room was not part of the freehold. The current vendors took out a 999 year lease on the utility room in 2019, and we believe that in doing this, they also obtained a right of way through the undercroft of the barn to reach the utility room.

Please note: we understand that no further service/management charges are payable in respect of the lease.

### SALE DETAILS

Mains electricity, private water supply & septic tank drainage. Electric heating and single 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: The property can be located using CA19 1TH, or alternatively by using [What3words///guesswork.likening.thorax](#)





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

**Approximate total area\***

872.31 ft<sup>2</sup>  
81.04 m<sup>2</sup>

**Reduced headroom**

24.33 ft<sup>2</sup>  
2.26 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS PMS 3C standard.

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