

PFK

Dunlin, Main Street, Ravenglass, Cumbria CA18 1SG

Guide Price: £285,000





LOCATION

Ravenglass is a picturesque coastal hamlet nestled within the stunning Lake District National Park, uniquely positioned at the meeting point of three rivers - the Esk, the Mite, and the Irt. This tranquil village offers breathtaking views and a sense of peaceful seclusion, making it a perfect retreat for nature lovers and adventurers alike. One of the main attractions is the Ravenglass & Eskdale Railway, affectionately known as the 'Laal Ratty.' This charming narrow gauge steam railway offers a scenic journey through the heart of the countryside, taking passengers on a leisurely ride to the very head of the Eskdale Valley. Just a mile from Ravenglass lies the historic Muncaster Castle, a magnificent estate renowned for its striking architecture and beautifully landscaped gardens. The castle and its grounds provide an idyllic setting for a day of exploration, where visitors can wander through ancient woodlands, admire vibrant flower displays, and even encounter a rich variety of wildlife. With the expansive Lake District National Park right on your doorstep, Ravenglass serves as an ideal base for exploring one of the UK's most beloved natural landscapes. Whether you're drawn to the rugged mountains, tranquil lakes, or the countless hiking trails that crisscross the region, Ravenglass offers a perfect gateway to this breathtaking area of outstanding natural beauty.

PROPERTY DESCRIPTION

This delightful 18th century fisherman's cottage with direct access to the beach, offers a blend of traditional charm and modern convenience. The heart of the home is the fully equipped kitchen, featuring high quality appliances and ample room for dining furniture, perfect for family gatherings or entertaining. Adjacent to the kitchen, the attractive living room exudes character, with its traditional low ceilings, a welcoming stove, and a warm ambiance that invites relaxation, with a practical entrance porch completing the ground floor.

To the first floor, the property continues to impress with two generously sized double bedrooms, the principal bedroom benefitting from fitted wardrobes and an ensuite shower room, and a recently installed four piece family bathroom. Every window throughout the home frames captivating views of Ravenglass, a rare coastal gem within the Lake District National Park.

Externally, this property is equally appealing. It includes offroad parking for one car and a spacious decked terrace to the rear that provides an ideal space for outdoor dining, entertaining or simply soaking in the surroundings. With direct access to the beach, this is a rare opportunity to enjoy unparalleled coastal views and the serenity of the estuary.

Whether you're seeking a peaceful coastal retreat, or a highly successful holiday let with an impressive yield, Dunlin ticks all the boxes. Rated this summer by the Times as one of the 10 best AirBnBs in the Lake District, this unique property truly must be seen to be fully appreciated and viewings are available by appointment only through PFK.

ACCOMMODATION

Entrance Porch

1.07m x 1.47m (3' 6" x 4' 10")

Accessed via UPVC door with glazed insert. With coat hooks, tiled flooring, side aspect window and glazed door leading into the living room.

Living Room

4.8m x 4.7m (15' 9" x 15' 5")

An attractive and spacious reception room with exposed, whitewashed beams and floorboards, recessed gas stove set on a tiled hearth and feature alcove recess with wood lintel over and lighting. Traditional door giving access into a large understairs storage cupboard, window through into the kitchen, front aspect window with wood lintel, and glazed door leading into the kitchen.

Dining Kitchen

3.6m x 5.6m (11' 10" x 18' 4")

A generous space fitted with a range of matching wall, base, and glass fronted display units and shelving, with complementary solid wood work surfacing, incorporating Belfast sink with mixer tap and tiled splashbacks. Integrated appliances including countertop mounted, four burner gas hob with extractor over, dishwasher, eye level double oven, fridge freezer and washing machine. Stairs to the first floor, ample space for large dining table, inset ceiling spotlights, stone flooring, large rear aspect window enjoying beautiful views over the estuary and part glazed UPVC door out to the decked terrace at the rear.

FIRST FLOOR

Landing

3.12m x 1.90m (10' 3" x 6' 3")

With loft access hatch, skylight, inset ceiling spotlights and doors to the first floor rooms.

Bedroom 1

3.0m x 4.8m (9' 10" x 15' 9")

A good sized, front aspect double bedroom with wall mounted lighting and exposed original floorboards.

Bedroom 2 - Principal Bedroom

5.3m x 2.7m (17' 5" x 8' 10")

A dual aspect, principal double bedroom with built in wardrobes to one wall, Velux skylight and box bay window to the rear, with deep set sill and enjoying breathtaking views over the estuary.

Ensuite Shower Room

2.0m x 0.9m (6' 7" x 2' 11")

With fully tiled walls and fitted with a three piece suite comprising walk in shower cubicle with mains shower, WC and wash hand basin.

Family Bathroom

2.7m x 1.9m (8' 10" x 6' 3")

Fitted with a recently installed, white four piece suite comprising bath with central mixer tap, shower cubicle with mains shower and additional hand held shower attachment, WC and wash hand basin set on a vanity unit. Storage cupboard, part tiled walls and tiled flooring, vertical heated chrome towel rail and rear aspect window enjoying stunning views over the estuary.

EXTERNALLY

Viewing: Through our Cockermouth office, 01900 826205.

Gardens and Parking

To the front, the property benefits from offroad parking for one car and a small decked area with stone planter with flowers and shrubs.

Directions: Dunlin can be located using the postcode CA18 1SG and can be found on the estuary side at the beginning of the Main Street. Alternatively by using What3Words [///seaweed.amaze.caravan](#)

Terrace

4.9m x 5.1m (16' 1" x 16' 9") Positioned to the rear of the property, a superb enclosed decked area, with gate to the rear leading directly down to the beach. This beautiful, low maintenance area is the perfect space for outdoor dining and entertaining and enjoys breathtaking sunsets and views over the estuary and the beaches of Ravenglass.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is C.

Referral & Other Payments

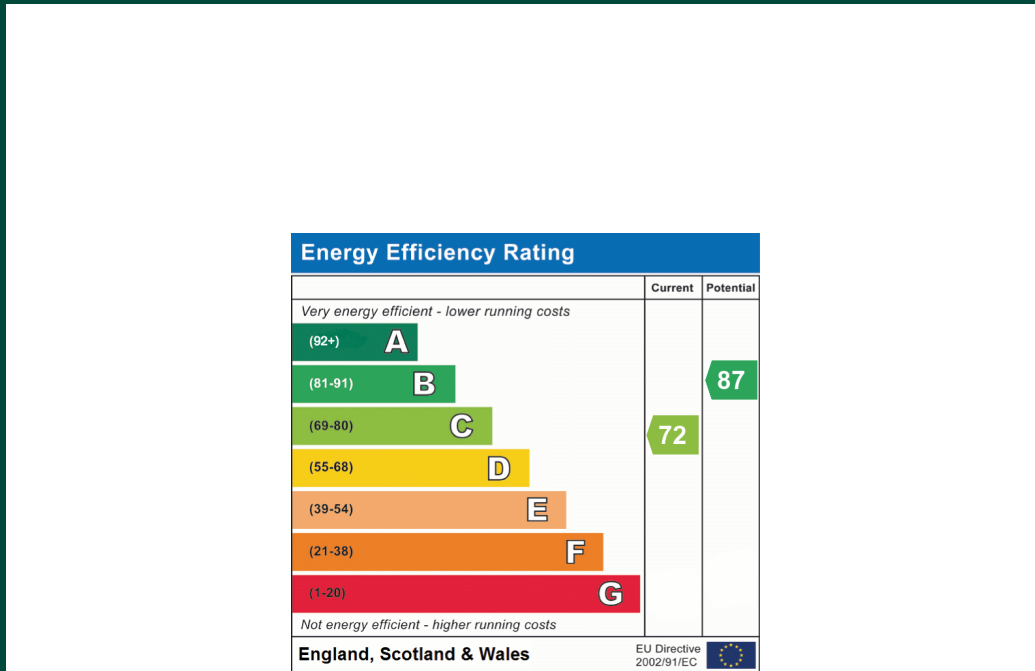
PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphthens 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 fired 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 C







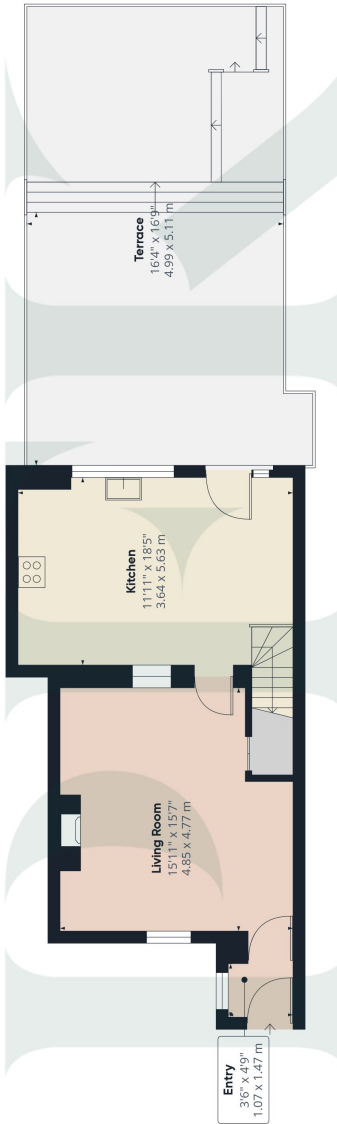
Approximate total area⁽¹⁾
890.5 ft²
82.73 m²

Balconies and terraces
508.49 ft²
47.24 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. Calculations are based on RICS PMS 3C standard.

Floor 0



Floor 1

