

PEK

The Old Reading Room, Main Street, Ravensglass, Cumbria CA18 1SG

Guide Price: £299,950





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LOCATION

Ravenglass is a beautiful coastal hamlet within the Lake District National Park 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 Lake District National Park is right on your doorstep.

PROPERTY DESCRIPTION

The Old Reading Room is a charming 2 bed semi-detached cottage situated in the pretty coastal hamlet of Ravenglass on the western fringes of the Lake District National Park. Nestled on the picturesque Main Street, this property offers far reaching views over the estuary, which are particularly enjoyed from the glass framed balcony to the first floor. The cottage boasts a fascinating history and retains many character features, including an inglenook fireplace and an imposing wooden staircase, blending historical charm with modern comfort.

The surprisingly spacious accommodation includes an open plan ground floor with various seating areas, dining area, contemporary kitchen, and a modern shower room. To the first floor there is a further shower room and two bedrooms, including a large principal bedroom that could be divided to create a third bedroom if needed. The thoughtful design and generous layout make this property ideal for family living or those seeking a comfortable retreat in a scenic location.

The Old Reading Room also offers practical amenities such as offroad parking for two cars to the front of the property. The impressive balcony, accessible from the landing, provides breathtaking views over the estuary, making it a perfect spot for relaxation and taking in the natural beauty of the area. Perfectly suited for families, relocation, or as a second/holiday home, this property promises an attractive return if utilised for holiday rentals, thanks to its unique character, spaciousness, and prime location.

ACCOMMODATION

Entrance Porch

Accessed via wooden entrance door, with an oak door leading into the spacious open plan lounge/dining/kitchen.

Lounge Area

7.69m (max) x 4.61m (25' 3" x 15' 1") A substantial reception room enjoying many character features including exposed ceiling timbers, attractive sandstone inglenook fireplace with wood lintel, and a most impressive wooden staircase leading up to the first floor. Generous seating areas, wall mounted lighting, two radiators, triple aspect windows and open access into the kitchen/diner area.

Kitchen/Diner

7.75m x 2.7m (25' 5" x 8' 10") The kitchen has been recently fitted with a range of modern, shaker style wall and base units with complementary work surfacing and upstands, incorporating 1.5 bowl sink and drainer unit with mixer tap. Integrated appliances include countertop mounted electric hob with splashback and extractor over, eye level electric oven, space for fridge freezer, plumbing for washing machine and dishwasher. Space for dining table, radiator, wood effect flooring, two windows and open access into a snug area.

Snug

1.89m x 4.22m (6' 2" x 13' 10") Positioned to the rear of the ground floor, with rear aspect windows and part glazed UPVC door leading out to the communal gardens, two radiators and door giving access into a store room/utility area.

Utility/Store Room

1.85m x 1.56m (6' 1" x 5' 1") With wall mounted shelving, radiator and obscured rear aspect window.

Shower Room

1.9m x 2.04m (6' 3" x 6' 8") Fitted with a three piece suite comprising close coupled WC, wash hand basin and corner shower cubicle with mains shower. Part tiled walls and tiled flooring, chrome laddered radiator, storage cupboard and obscured rear aspect window.

FIRST FLOOR LANDING

Accessed by a beautiful, split level solid wood staircase. With exposed beams, doors to first floor rooms and a part glazed oak door with UPVC obscured glazed door beyond leading out out on to the balcony.

Bedroom 1

5.71m x 2.87m (18' 9" x 9' 5") A generous, dual aspect double bedroom with window to the front and a bay window to the rear overlooking the estuary, exposed timbers, loft access hatch and two radiators.

This room is impressive in size and with some reconfiguration of the first floor layout, could be divided to create a third bedroom if required, subject to permission being obtained.

Bedroom 2

3.5m x 2.72m (11' 6" x 8' 11") A front aspect double bedroom with radiator and fitted wardrobes.

Shower Room 2

2.14m x 1.79m (7' 0" x 5' 10") Fitted with a three piece suite comprising concealed cistern WC and wash hand basin set on a high gloss vanity unit, and walk in shower cubicle with electric shower and feature, glass tiled shower screen. Fully tiled walls and tile effect flooring, radiator and obscured rear aspect window.

EXTERNALLY

Gardens and Parking

There are two offroad parking spaces directly to the front with side access via a communal area leading to a paved communal garden. The property also benefits from having a glass framed balcony (2.06m x 8.08m (6' 9" x 26' 6") accessed from the first floor landing, perfect for outdoor dining and entertaining, and for enjoying the superb views over the estuary including the impressive sunsets.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is E.

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; 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

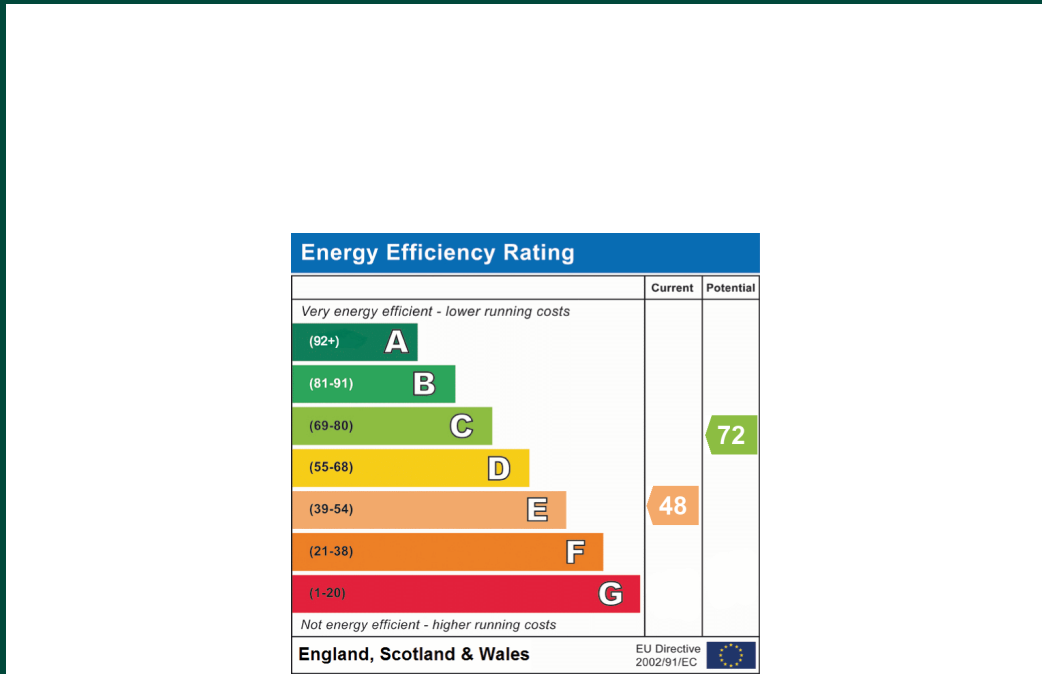
Main gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The Old Reading Room can be located using the postcode CA18 1SG and identified by a PFK 'For Sale' board. Alternatively by using [What3Words///unloaded.survey.crest](#)





Approximate total area⁽¹⁾
1150.72 ft²
106.91 m²

Reduced headroom
126.99 ft²
11.8 m²

(1) Excluding balconies and terraces

E: Reduced headroom (Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are taken from the floor plan and are for illustrative purposes only.

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Floor 0

Floor 1