

# PFK

Glenwood, Ravenglass, Cumbria CA18 1RN  
Guide Price: £850,000









## LOCATION

Glenwood stands alone within its own grounds, yet is relatively close to the rural community of Waberthwaite (some 2 miles) and the pretty coastal village of Ravenglass on the western fringes of the Lake District National Park, close to the A595 allowing for easy access to towns and employment centres along the west coast. Some well known attractions are within easy reach including Muncaster Castle, the Ravenglass Nature Reserve and unmissable narrow gauge Ravenglass and Eskdale Railway (L'aal Ratty) which transports passengers to the very head of Eskdale. Finally, the natural beauty of the area is, of course, its greatest asset and nearby is some of the finest walking to be had in England together with some exceptional fishing on the rivers Esk and Duddon.

## PROPERTY DESCRIPTION

A quite simply stunning former gentleman's residence occupying a secluded and most idyllic setting on the edge of the coastal hamlet of Ravenglass in the western Lake District, surrounded by rolling countryside, with many arresting fells close by.

Presented to the market with the benefit on no onward chain, having been most recently trading as a successful holiday let, Glenwood is the perfect retreat for larger families and multi generational living, with well appointed accommodation, stunning architecture and sprawling grounds of just under 2 acres. The main property is believed to date back to 1861 and boasts an array of elegant reception rooms to the ground floor, each adorned with intricate period features and offering breathtaking views over its grounds and the surrounding landscape. The heart of the home is a most beautiful family room, which features a recently installed luxury kitchen with central island unit and large entertaining space, there are 2 further reception rooms, each featuring original fireplaces, with access from the hallway leading into what would have been the servants quarters and now provides a second kitchen, utility room, WC and 2 further rooms. This area would be ideal for conversion for a dependent relative perhaps, and also provides access to 2 large cellar rooms. To the first floor, there is a most impressive principal suite with its own private bathroom, 3 further double bedrooms, shower room and the main family bathroom. The second floor offers 4 further rooms, some of which could be utilised as bedrooms if required.

Located in the grounds of Glenwood and included within the sale is a large unconverted Coach House, which offers fantastic potential to be converted to provide ancillary bedroom accommodation to the main house or to an annexe for a dependent relative (subject to the necessary permissions being obtained). Nestled within a picturesque landscape with private grounds extending to just under 2 acres, this enchanting property boasts a sweeping driveway, formal gardens adorned with a vibrant tapestry of flowers. Beyond the gardens, a verdant woodland unfolds, framed with mature trees and an abundance of wildflowers which attracts a diverse array of local wildlife. At the heart of the property lies a spacious patio, perfect for entertaining and summer barbecues, complete with an inviting hot tub area. Completing this idyllic retreat is a charming yurt, offering endless possibilities for creative use, whether as a cosy studio, a serene space, or a unique accommodation for overnight guests.

Opportunities of this nature are rare in this part of the National Park, with Glenwood offering yet further potential to add value. Viewing is strongly advised in order to appreciate all this unique property has to offer.

## ACCOMMODATION

### Entrance Vestibule

Accessed via traditional wooden door with glazed pane over. With coat hooks, radiator and feature tiled flooring, original door with glazed arched pane over providing access into the main hallway and door leading into the kitchen/family room.

### Kitchen/Family Room

7.61m x 5.49m (25' 0" x 18' 0") A spacious kitchen/family room with three radiators, exposed wood flooring, patio doors leading out to the gardens and triple aspect windows flooding the room with natural light. The recently installed luxury kitchen is fitted with a range of matching wall and base units with complementary granite work surfacing, incorporating Belfast sink with mixer tap. Matching central island unit with solid wood work surfacing and breakfast bar seating, range cooker with extractor over and integrated dishwasher, large fridge and separate freezer. A perfect space for entertaining, the room also benefits from a decorative picture rail, open feature fireplace with chrome trim, space for a large dining table and chairs and lounge furniture.

### Main Hallway

Stairs with original wrought iron balustrades leading up to the first and second floors, decorative corning, radiator, exposed wood flooring and doors to an inner hallway and to the ground floor reception rooms.

### Reception Room 1

4.49m x 4.12m (14' 9" x 13' 6") With original corning and picture rail, open fire with grey marble surround and mantel, radiator, exposed wood flooring and sash windows with working shutters.

### Reception Room 2

4.9m x 4.49m (16' 1" x 14' 9") A spacious reception room with dual aspect sash windows with shutters providing views over the grounds and rolling countryside beyond, attractive original fireplace housing a wood burning stove, radiator and exposed flooring.

### Inner Hallway

Providing access to further ground floor rooms which in the past, would have been the servants quarters and provide great possibility for multi generational living if these were to be converted to provide annexe accommodation for a dependent relative for example.

### WC

With low level WC, double glazed window and plumbing for washing machine and tumble dryer.

### Utility Room

Fitted with matching base units with complementary work surfacing, incorporating stainless steel sink and drainer unit, single glazed sash window.

### Kitchen 2

Fitted with a range of wall and base units with matching breakfast bar unit, original cupboards and tiled flooring. Range cooker, original meat hooks, radiator, double glazed window with working shutters and providing access to two large cellar rooms.

### Room 1

Pitched ceiling with two Velux rooflights and houses the oil fired central heating boiler.

### Room 2

With exposed flooring, double glazed window and external door.

## BASEMENT LEVEL - CELLAR ROOMS

Accessed from the second kitchen.

Cellar Room 1

Cellar Room 2

## FIRST FLOOR LANDING

A stunning arched window providing views over the grounds is positioned at half landing level. The main landing has original corning, radiator and original doors providing access to the first floor rooms and to the staircase leading to the second floor attic rooms.

### Bedroom 1

With original fireplace, two radiators and dual aspect double glazed sash windows with shutters enjoying views over the garden and open countryside.

## Bedroom 2

With original fireplace, radiator, exposed wood flooring and double glazed sash window with shutters, enjoying views over the gardens.

## Bedroom 3

With original cornicing and fireplace, radiator, exposed wood flooring and sash window with shutters, overlooking the sweeping driveway to the front of the property.

## Shower Room

Fitted with a three piece suite comprising corner shower cubicle with PVC panelled walls and electric shower, low level WC and small wash hand basin. Part panelled walls and feature tile effect flooring, radiator and double glazed window.

## Main Family Bathroom

Fitted with a three piece suite comprising bath with electric shower over and marbled splashback, wash hand basin and low level WC. Original built in cupboards, part panelled walls, radiator, feature tile effect flooring and double glazed sash window with working shutters.

## Inner Landing

With steps leading down to the small study area with double glazed window and radiator, leading to the principal bedroom.

## Principal Bedroom

A beautiful, spacious principal suite with radiator and dual aspect double glazed windows enjoying stunning views over the grounds towards the open countryside beyond.

## Ensuite Bathroom

Fitted with a three piece suite comprising low level WC, wash hand basin and bath with electric shower over. Original storage cupboard, tiled walls and flooring, radiator, downlights and double glazed windows.

## SECOND FLOOR ATTIC ROOMS

The second floor give access to four attic rooms - two of which could be used as bedrooms.

Attic Room 1 - Part pitched ceiling with Velux window, smaller single glazed window and steps leading up to room 2.

Attic Room 2 - With part sloped ceiling and Velux window.

Attic Room 3 - With sloping ceiling and exposed timbers.

Attic Room 4 - With pitched ceiling and exposed ceiling timbers.

## EXTERNALLY

### Coach House

Located beside the main property and included within the sale is an unconverted, two storey previous Coach House which benefits from an adjoining single garage with up and over door. The Coach House offers fantastic scope for conversion to provide a separate self contained unit for use by a dependent relative, or perhaps for use on the holiday letting market, subject to consent.

### Gardens

Glenwood enjoys a truly secluded setting on the edge of Ravenglass with a sweeping driveway to the front, framed with mature trees, shrubbery and a wide variety of flowers leading to the main house. Formal lawned gardens lie to the rear of the property with various wooded areas, all well stocked with a wide array of flowers, mature trees and shrubbery. To the rear of the property there is a large patio - perfect for outdoor entertaining and summer barbecues with private hot tub area (hot tub to be included in the sale). The land extends to just under 2 acres and includes a further section of woodland, complete with a yurt, which is also to be included int the sale, offering various uses from an entertaining space, hobby room/snug or unique guest accommodation.

## ADDITIONAL INFORMATION

### Septic Tank

We understand that the septic tank located at the property does not comply with regulations introduced on 1 January 2020. Prospective purchasers would be required to satisfy themselves regarding work required and/or the installation of a replacement.

### Tenure & EPC

The tenure is freehold.  
The EPC rating is TBC.

### 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 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

Mains electricity, water and septic tank drainage. Oil fired central heating installed and double glazed where mentioned. Telephone line installed subject to BT regulations. 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.

The vendor has advised that all the double glazed windows, the stove, the new kitchen, the electric showers and the floor coverings were installed in 2022.

The property benefits from solar panels and we understand from the current vendor that the panels generate sufficient electricity in the summer months to power all appliances (with the exception of the hot tub).

Viewing: Through our Cockermouth office, 01900 826205.

Directions: Glenwood can be located using the postcode CA18 1RN. Alternatively by using What3Words///pinch.downfield.blatantly.







