

# PFK

Old Post Office, Main Street, Ravenglass, Cumbria CA18 1SD

Guide Price: £280,000







PEK



## 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

Nestled in the heart of Ravenglass, the only coastal village within the Lake District National Park, this four bedroom property offers the perfect blend of character, space, and modern living. Unlike many of the smaller cottages in this charming village, this home is ideally suited for permanent residency, offering spacious accommodation that includes four good sized bedrooms and two bathrooms on the first floor. The ground floor features a large, open-plan reception room that flows into a contemporary kitchen - complete with a large central island unit, and a utility room with an additional WC, providing all the conveniences needed for modern family living.

This property is a versatile find, making it an excellent choice for families, those looking to relocate, or anyone interested in holiday letting or a second home in a picturesque setting. The exterior is just as appealing, with off road parking for two to three cars available at the front; a rare commodity in this location. The outdoor space extends to the side and rear of the property, offering potential for a small garden area, ideal for those who enjoy outdoor living. Two useful outhouses at the rear, currently divided into four separate storage rooms also add valuable utility.

Don't miss this unique opportunity to own a substantial home in one of the most sought after locations in the Lake District. Whether you're looking for a family home or a serene retreat by the coast, this property offers the perfect balance of village charm and modern comforts.

## ACCOMMODATION

### Living/Dining Room

5.3m x 6.28m (17' 5" x 20' 7") Accessed via part glazed, wooden entrance door, this is a bright and spacious, open plan reception room with ample space for lounge and dining areas. Two, large windows to front aspect, wood burning stove set in bricked alcove with solid wood mantel, radiator and laminate flooring. Stairs to first floor accommodation and sliding patio doors providing access to:-

### Dining Kitchen

3.63m x 5.77m (11' 11" x 18' 11") Dual aspect room with windows to side and rear elevations. Fitted with a range of contemporary, wall and base units with wooden work surfacing, tiled splash backs and sink/drainage unit with mixer tap. A matching central island unit provides additional storage and breakfast bar seating for informal dining. Space for range style cooker with extractor fan above, integrated dishwasher and fridge freezer, downlighting, tiled flooring and fully glazed, uPVC door providing access to:-

### Rear Porch

1.83m x 1.49m (6' 0" x 4' 11") With double glazed window, part glazed uPVC door giving access to the rear garden and inner door to:-

### Utility/WC

1.73m x 3.12m (5' 8" x 10' 3") Fitted with vanity unit incorporating concealed cistern WC and wash hand basin. Wall mounted combi boiler, radiator and tiled floor.

## FIRST FLOOR

### Landing

Accessed via split level staircase. Velux rooflight, two radiators and providing access to four bedrooms and two bathrooms.

### Bedroom 1

3.43m x 3.09m (11' 3" x 10' 2") Front aspect, double bedroom with radiator.

### Bedroom 2

4.41m x 3.17m (14' 6" x 10' 5") Front aspect, double bedroom with radiator and original fireplace.

### Bedroom 3

4.97m x 3.11m (16' 4" x 10' 2") Rear aspect, double bedroom with radiator and large, built in storage cupboard.

### Family Bathroom

3.58m x 2.74m (11' 9" x 9' 0") Fully tiled (walls and floor) family bathroom fitted with four piece, white suite comprising panelled bath, step-in tiled shower cubicle, low level WC and wash hand basin. Obscured window to rear aspect, radiator and built in storage cupboard.

### Bedroom 4

4.40m x 2.17m (14' 5" x 7' 1") Front aspect bedroom with radiator.

This room and the shower room are positioned at first floor level over the arched access to rear of the property.

## Shower Room

1.99m x 2.33m (6' 6" x 7' 8") Positioned at first floor level over the arched access to rear of the property. Fitted with three piece suite comprising large tiled shower cubicle (mains plumbed shower), low level WC and wash hand basin. Obscured window, fully tiled walls, radiator and wood effect flooring.

## EXTERNALLY

### Parking

There is off road parking available directly in front of the property for two/three cars.

### Area to Rear & Outhouses

This property owns the arched access at the side of the property which leads to a good sized space at the rear - ideal for creating a garden if desired. Two useful outhouses are in situ here (currently separated into four stores) which provide a great utility space.

## ADDITIONAL INFORMATION

### Tenure

Freehold.

### 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 electricity, gas, water & drainage; gas central heating; 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.

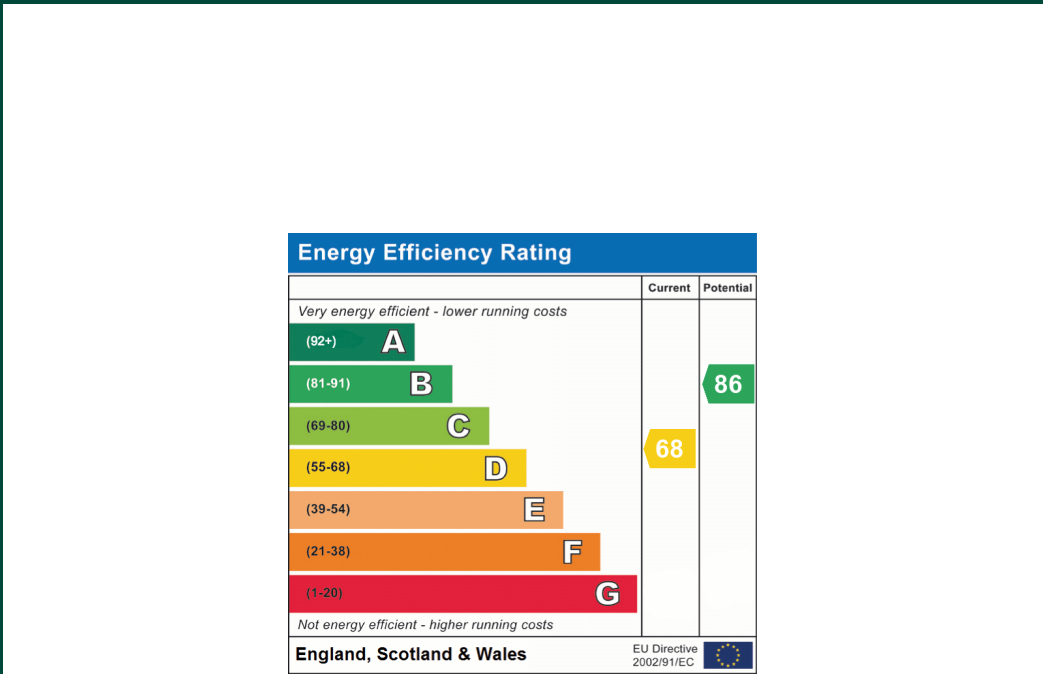
Council Tax: Band C


Viewing: Through our Cockermouth office, 01900 826205.

Directions: The Old Post Office can be located using the postcode CA18 1SD and identified by a PFK 'For Sale' board. Alternatively by using [What3Words///silks.engraving.friends](https://www.what3words.com/silks.engraving.friends)










Approximate total area<sup>(1)</sup>  
1422.56 ft<sup>2</sup>  
132.16 m<sup>2</sup>

Floor 0



Floor 1



(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. Calculators are based on RICS PMS 3C standard.

GIRAFFE360