



THE BAY HORSE

RAVENGLASS, WESTERN LAKE DISTRICT



THE BAY HORSE, RAVENGLASS, WESTERN LAKE DISTRICT

A characterful, Grade II listed, double fronted former coaching inn set in a prominent position within this pretty village and situated close to the sea shore which is available as a lifestyle B&B business or as a unique family home.

APPROXIMATE MILEAGES

Ambleside 28 miles, Wastwater 9.5 miles, M6 J36 42 miles, Coniston 21 miles, Whitehaven 17 miles, Ulverston 22 miles

ACCOMMODATION IN BRIEF

The property is split into owners and residents accommodation. The residents side includes an entrance hall, living room, dining room, two en-suite letting bedrooms and a third single letting bedroom with its own bathroom across the landing. The owner's accommodation includes a generous kitchen/breakfast room, living room, study, utility room and a large double bedroom with en-suite.



INFORMATION ON LOCAL AREA

The pretty coastal village of Ravenglass lies on the estuary of three rivers, the Esk, Mite and the Irt and is the only coastal village to lie inside the Lake District National Park. The village offers a number of options for visitors to both stay, drink or dine and benefits from a station on the Carlisle - Barrow coastal line. Ravenglass is also the starting point for the world famous narrow gauge steam railway 'The L'aal Ratty' which meanders up the Eskdale Valley towards England's highest mountain, Scafell Pike and also the Roman fort at the bottom of Hardknott Pass (England's steepest road). In addition, majestic Muncaster Castle is located close by, home to the Owl Trust Sanctuary and even England's deepest lake, Wastwater is easily accessible. Ravenglass therefore makes a perfect destination for any number of leisure activities.

THE PROPERTY

The Bay Horse is a characterful, Grade II listed double fronted former coaching inn set in a prominent position within this pretty village and situated close to the sea shore. The property has been transformed by the owners, bringing out a wealth of character and charm and has been run as a 'Tripadvisor' award winning B&B business with three letting bedrooms. This does not compromise the owner's private areas however, which offer spacious living accommodation and a stunning bedroom suite. The property also offers the chance to grow the business further if desired as one of the adjacent barns has planning passed for a 'honeymoon suite'. Whether you are actively seeking a business with plenty of tourist attractions nearby, or simply see this as a special and unusual home, The Bay Horse will not disappoint!

The property is accessed via a part glazed door which leads into a hallway with feature painted panelled wall and exposed stone work. Here there are wooden doors leading to the residents living and dining rooms plus WC and kitchen. Stairs from here lead up to the letting bedrooms. The residents dining room offers much character, with a

window to front aspect set into an exposed stone wall and a traditional pot stove in chimney breast plus exposed beam and wooden floor. The sitting room provides a quiet space to relax and features a cast iron style fire surround, partly panelled walls and a window to the front aspect.

To the first floor a characterful landing with sloping ceiling, exposed purlins and Velux window has wooden doors leading to all three letting bedrooms, plus the allocated bathroom for the single letting room. On the half landing there is an original feature 'internal' window beside a doorway which leads into the owner's accommodation. The first bedroom looks out to the front with a secondary double glazed window, window seat and includes a vaulted ceiling with exposed beams, a cast iron fire surround and door into an en-suite. This en-suite shower room includes a quadrant shower enclosure, vaulted ceiling with exposed beams, Velux window and Travertine tiling. The second bedroom also looks to the front aspect with a secondary double glazed window plus window seat, vaulted ceiling with exposed purlins, an original wooden room partition, exposed feature brick chimney breast and door to its en-suite. This second en-suite also has a vaulted ceiling with exposed beams, Velux window, shower enclosure and Travertine tiling. The final bedroom has a sloping ceiling with exposed purlin and Velux window and has use of a private bathroom across the landing with a panel bath, high level WC, sloping ceiling with exposed purlins and Travertine tiling.

The current letting accommodation is linked to the owner's living areas by both the half landing and through the kitchen. The generous double aspect kitchen is fitted in a comprehensive range of base and wall mounted units with wooden and granite work surfaces and features a two oven oil fired Rayburn which also runs the central heating. There is a butler sink with flexi-tap, windows to side and rear aspects, a separate 2 ring induction hob with integrated dishwasher and fridge, space for a breakfast table, limestone floor and a door to the central courtyard plus door to owners living room. The heart of the owner's accommodation is a wonderful living/dining room which is flooded with light via French doors and two windows to the side elevation. There is rustic plastering to walls and exposed beams plus two ornate cast iron radiators and wood floor which complete the characterful look. The centre point however must surely be the range style stove inset into a reclaimed brick fireplace... just beautiful. From here a step up leads to an inner hallway with stairs up to the first floor owner's accommodation and doors to both study and utility room. The handy study has a Velux window and wood style floor and the generous utility room has plenty of cupboards with work surfaces, a sink with flexi-tap, space for washing



machine, tumble dryer, fridge freezer and chest freezer and a lovely slate tiled floor. A door from here leads into the central courtyard.

The first floor owner's accommodation is accessed from a characterful landing with a double glazed sash window to side aspect and sloping ceilings. A door leads into the owners bedroom which is stunning and a generous size with a vaulted ceiling including a number of exposed beams, original hooks and a Velux window. There are two double glazed sash windows to the side aspect which look towards the sea and a cast iron fireplace, walk in wardrobe and wood style floor with electric under floor heating. A door from here leads to the en-suite bathroom which sports a freestanding slipper bath, a walk-in shower enclosure with twin head shower, a feature internal porthole window, a feature hand wash basin set into a washstand unit with marble top, airing cupboard plus a vaulted ceiling with Velux window and exposed beams.

EXTERNALLY

The property benefits from a surprisingly generous plot providing extensive parking, storage barns, vegetable garden, formal garden and a sun/dining

terrace with views out over the sea. Gates beside the house lead into a gravelled courtyard for parking with a former blacksmith's workshop to one side and the old wheelwright's building which has planning passed to be converted into a letting 'annexe' if required. We think this would make a fantastic 'honeymoon suite'. The gardens lead up from here with a vegetable garden and greenhouse to one side and a mature lawned garden with planted areas and patio to the other. This continues to rise upwards to a wonderful sun terrace which is enclosed and provides opportunities for dining, relaxing and even a hot tub if desired (power available). From here there is an open view over the rooftops to the sea and sand within the estuary.

DIRECTIONS

From Cockermouth take the A66 west and then the A595 south passing Whitehaven and Egremont. Continue past the turnings for Gosforth and through the pretty village of Holmrook. Look for signs on the right to Ravenglass and turn here, following the road into the village, under the railway and onto the sea front which leads to Main Street. The Bay Horse is situated at the end of the street on the left hand side before reaching the sand.

POSTCODE – CA18 1SD

EPC – Band D

FIXTURES & FITTINGS

Some items, such as carpets, curtains and light fittings, not mentioned in these sales particulars may be either excluded from the sale or available by separate negotiation.

TENURE – Freehold

SERVICES

Mains water, drainage and electric are connected. Oil fired central heating

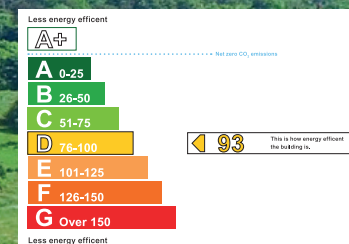
IMPORTANT NOTICE

The Property Misdescriptions Act: Purple Diamond, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that:

- (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (3) No person in the employment of Purple Diamond Ltd, has any authority to make or give any representation or warranty whatever in relation to this property.



VIEWINGS STRICTLY BY APPOINTMENT
Telephone 01900 828011 Email cumbria@purple-diamond.co.uk



GROUND FLOOR



FIRST FLOOR



PURPLE

— DIAMOND —

RARE & BEAUTIFUL HOMES

Address Purple Diamond | 39A Station Street | Cockermouth | Cumbria | CA13 9QW Telephone 01900 828011 Email cumbria@purple-diamond.co.uk

www.purple-diamond.co.uk