

# The Cottages

HALLFLAT FARM | SANTON BRIDGE | HOLMROOK | CUMBRIA



**FINEST**  
PROPERTIES



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An attractive barn conversion comprising two holiday  
lets set against a fantastic Lakeland backdrop

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Holmrook 3.4 miles | Seascale 5.5 miles | Whitehaven 14.8 miles | Kendal 32.5 miles  
Keswick 39.1 miles | Carlisle 49.5 miles







## Accommodation in Brief

### **Cottage 1**

Open Plan Sitting Room/Kitchen | Bedroom | Bathroom

### **Cottage 2**

Open Plan Sitting Room/Kitchen | Bedroom | Bathroom









## The Property

The Cottages is a charming stone under slate roof barn conversion offering open countryside views over the unspoiled landscape. Nestled in delightful surroundings with the gentle sound of the River Irt flowing nearby, the property is divided into two separate cottages that have been running as successful holiday lets since 2015. Each cottage has a private front garden with patio to make the most of the magnificent Lakeland backdrop. Interested parties have a fantastic opportunity to secure an established holiday let business.

The Cottages form part of a lovely development of farm buildings and barn conversions. Each cottage has its own access and all accommodation is over one floor. The cottages are linked by doorway access that is restricted for the holiday lets but allows for the property to easily be used as a single dwelling. They share similar layouts and a superb mix of traditional charm and character with carefully considered modern living on offer including contemporary fittings and modern bathrooms.

Both cottages have a welcoming open plan sitting room and kitchen, featuring impressive vaulted ceilings with exposed A-frame wooden beams. Wood burning stoves provide cosy focal points to the rooms. Kitchens are fitted with a fine range of units and modern appliances. There is one bedroom in each cottage, both of which are truly generous and finished with simple elegant décor. Vaulted ceilings in the bedrooms add even more to the feeling of space and comfort. One cottage is served by a bathroom comprising bath with shower over, wash hand basin and WC, whilst the second is served by a shower room with walk-in shower, wash hand basin and WC. The bathrooms include contemporary fittings and elegant tiling.

The property features attractive fittings and furniture. The vendors are prepared to make furniture and white goods available to the purchaser, subject to separate negotiation. The Cottages are being sold with future bookings included.





## Externally

The Cottages are approached via shared access through a farmyard to private parking for both cottages. Private gardens sit to the front with patio areas, ideal for outdoor entertaining and all fresco dining, all taking place against a glorious Lakeland panorama.

## Local Information

Santon Bridge is a small village in the Lake District National Park nestled on the River Irt close to Eskdale and Wasdale. The village has a cosy public house and a café with gift shop that also includes day to day supplies. Nearby Holmrook lies on the west banks of the River Irt and provides day-to-day amenities including a post office, service station with supermarket, public house and church. The village of Drigg has a railway station on the Cumbrian Coast Line which runs from Carlisle to Barrow-in-Furness. For the outdoor enthusiast the surrounding countryside includes sandy beaches and dunes, part of which are an important bird reserve, together with Hallsenna Moor and Drigg Holmes. Seascale is within easy reach with further amenities and a railway station.

There are primary schools at Gosforth and Seascale, while West Lakes Academy at Egremont provides secondary and sixth form schooling. St Bees School is nearby which provides private schooling from primary through to sixth form.

The A595 coastal road is easily reached and provides excellent access both north and south.

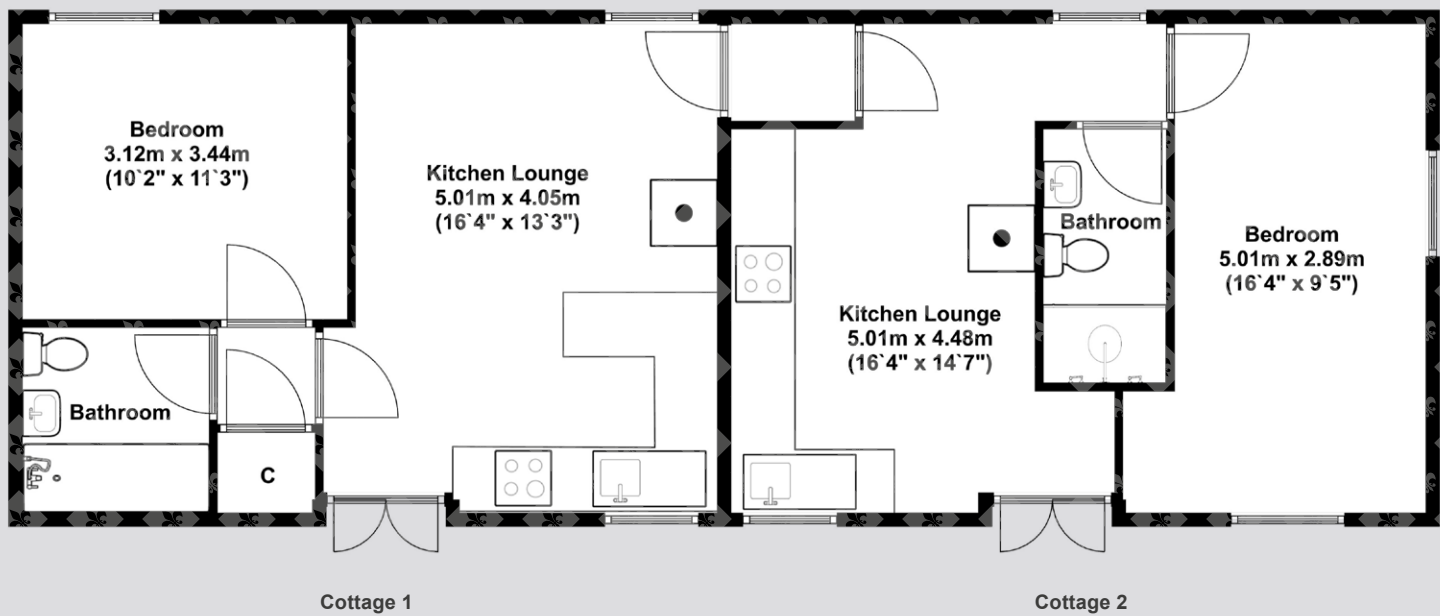






# Floor Plans

Total area: approx. 79 Sq meters (850 Sq ft)





## Directions

From the centre of Holmrook head north on the A595. After 0.5 miles take the right turn sigposted Wasdale Head and Santon Bridge. Continue on this road for 1.6 miles to Santon and at the T-junction turn right onto Whitecroft. After 0.5 miles then entrance to The Cottages is on the right-hand side through a gated entrance to a farmyard. The Cottages are ahead.

## Services

Mains electricity and water. Drainage to shared septic tank. LPG heating.  
Heating system is shared by both cottages.

### Postcode

CA19 1UX

### Council Tax

Business Rated

### EPC

Cottage 1 & 2 - Rating F

### Tenure

Freehold

## Viewings Strictly by Appointment

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