



1 Dalegarth Cottages, Boot – CA19 1TF

Guide Price £199,950

PFK

1 Dalegarth Cottages

Boot, Holmrook

Situated in the picturesque hamlet of Dalegarth in the Esk valley, this delightful end terrace cottage enjoys a unique setting, with the famous Ravenglass & Eskdale Railway running just alongside. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Charming 2 bedroom cottage
- Private garden & allocated parking
- Requires some improvement
- Perfect for holiday letting/second home
- Situated alongside the La'al Ratty with countryside views beyond
- No onward buying chain
- Council Tax: Band C
- Tenure: freehold
- EPC rating E





ACCOMMODATION

Entrance Porch

5' 4" x 4' 6" (1.62m x 1.38m)

Accessed via part glazed wooden door. With part wood panelled walls and glazed door giving access into the lounge.

Lounge

12' 8" x 12' 7" (3.87m x 3.84m)

A front aspect reception room with open fire set in a tiled surround, radiator, wood effect flooring and door to the inner hallway.

Inner Hallway

With stairs to the first floor and door into the kitchen.

Kitchen

13' 1" x 9' 1" (3.99m x 2.78m)

Fitted with a range of matching wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with hob and extractor over, plumbing for under counter washing machine and space for a small dining table and chairs. Large understairs storage cupboard, radiator, wood effect flooring, rear aspect window and steps up to the rear hallway.





Rear Hallway

With part glazed wooden door out to the rear garden space and door to the bathroom.

Bathroom

6' 0" x 6' 11" (1.84m x 2.10m)

Fitted with a three piece suite comprising close coupled WC, wash hand basin and wood panelled bath with electric shower over. Part tiled walls, radiator, wood effect flooring and obscured rear aspect window.

FIRST FLOOR LANDING

With doors giving access into both bedrooms.

Bedroom 1

13' 2" x 12' 8" (4.02m x 3.86m)

A front facing double bedroom with radiator and enjoying views over open countryside towards the western fells.



Bedroom 2

12' 9" x 9' 4" (3.89m x 2.84m)

A rear aspect double bedroom with radiator and large storage cupboard.



EXTERNALLY

Front Garden

To the front of the property, there is an enclosed lawned garden area with side access leading to the rear.

Rear Garden

To the rear, there is an open patio area. Steps lead up to a further private garden area which, although not owned by the property, can be used under licence from the landowner. Interested parties are advised that no improvements are permitted to this additional area which the landowners intend to tidy prior to completion of a sale.

Parking – Off street

1 allocated parking space

ADDITIONAL INFORMATION

Drainage

We have been informed that drainage to the property is by way of a shared sewage treatment plant and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Services

Mains electricity, water & drainage by way of a sewage treatment plant (serving all 9 properties in the terrace). Oil fired central heating and double glazing installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.



Service Charges

A Management Company is currently in the process of being set up to oversee any shared costs. An annual service charge of approximately £700 is payable, and this fee includes costs for maintenance, servicing and emptying of the sewage treatment plant, maintenance of the road and car park, electricity for exterior lighting and to the treatment plant, and maintenance to the land beyond the footpath to the rear.

Referral & Other Payments

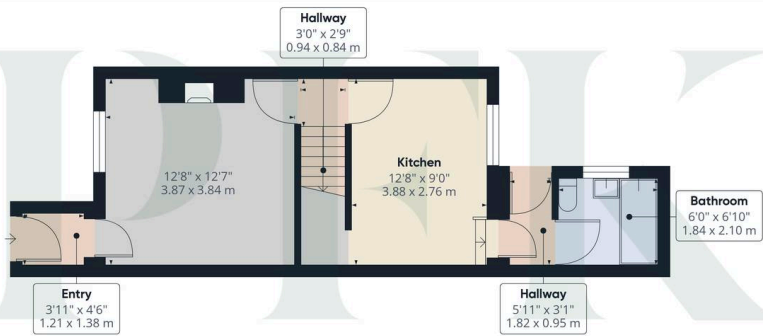
PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive 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.

Directions

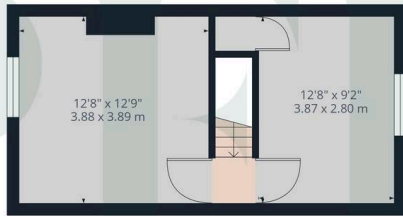
The property can be located using the postcode CA19 1TF, or alternatively by using [What3words////////summaries.reminds.approach](https://www.what3words.com/summaries/reminds/approach)



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Floor 0



Floor 1

Approximate total area⁽¹⁾
675.21 ft²
62.73 m²

(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.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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