



## 7 Dalegarth Cottages, Boot – CA19 1TF

Guide Price £225,000

**PFK**

# 7 Dalegarth Cottages

Boot, Holmrook

Located in the hamlet of Dalegarth, Eskdale, this beautifully refurbished cottage enjoys a unique setting alongside the Ratty. Ready to move into or let out immediately, with no onward chain. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 2 bedroom character cottage
- Refurbished throughout
- Private garden and allocated parking
- Ideally holiday cottage/second home
- Views over the Ravenglass & Eskdale Railway to open countryside
- Picturesque setting with steam trains running alongside
- No onward chain
- Council Tax: Band C
- Tenure: freehold
- EPC rating D





## ACCOMMODATION

### Entrance Porch

4' 0" x 4' 6" (1.21m x 1.38m)

Accessed via part glazed UPVC door with a glazed wooden door giving access into the lounge.

### Lounge

13' 1" x 12' 6" (3.98m x 3.80m)

A front aspect reception room enjoying views over the garden towards the fells. With open fire set in a traditional surround, radiator 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 recently installed, matching wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap. Integrated electric oven with hob and extractor over, plumbing for under counter washing machine and space for small dining table and chairs. Large understairs storage cupboard, wall mounted central heating boiler, radiator, wood effect flooring and steps leading up to the rear hallway.

### Rear Hallway

With door to the bathroom and part glazed UPVC door leading out to the rear garden.





### **Bathroom**

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

Fitted with a newly installed white three piece suite comprising low level WC, wash hand basin and panelled bath with electric shower over. PVC panelled walls, radiator, wood effect flooring and obscured rear aspect window.

### **FIRST FLOOR LANDING**

With doors giving access to both bedrooms.

### **Bedroom 1**

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

A front aspect double bedroom with radiator and enjoying views over 'The Ratty railway' towards the western fells.

### **Bedroom 2**

13' 1" x 9' 4" (3.98m x 2.84m)

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



PFI



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EXTERNALLY

### **Front Garden**

The property benefits from an enclosed garden area to the front which will be a great place for outdoor entertaining, enjoying superb views towards the fells.

### **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.

### **Offstreet parking**

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.



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### **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 : Napthens 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/////boarded.rush.reckons

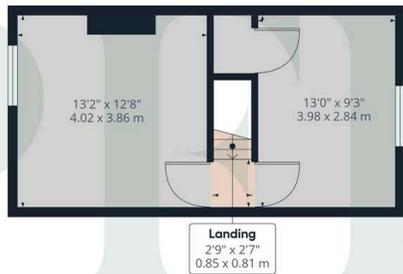


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Floor 0

Approximate total area<sup>(1)</sup>  
696.43 ft<sup>2</sup>  
64.7 m<sup>2</sup>



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.

Calculations are based on RICS IPMS 3C standard.

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