



Long Yocking Cottage, Eskdale – CA19 1UA

Guide Price £499,950

PFK

Long Yocking Cottage

Eskdale, Holmrook

A truly enchanting and unique country retreat, Long Yocking Cottage is set in a magical location with breathtaking views over rolling countryside, the La'al Ratty steam railway, and surrounding fells.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G

- 2 bed det residence in a secluded & picturesque setting within Eskdale Green
- Breathtaking views of the rolling countryside, fells, & the La'al Ratty steam railway
- Versatile accommodation perfect as permanent home or holiday accommodation
- Extensive 0.5-acre gardens, thoughtfully landscaped with trees, shrubs & flowers
- Spacious patio & seating areas, with an ever changing scenic backdrop
- No onward buying chain
- Council Tax: Band E
- Tenure: Freehold
- EPC rating G





ACCOMMODATION

Lounge

24' 6" x 11' 9" (7.47m x 3.59m)

Approached via wooden entrance door. Part sloped ceiling with exposed timbers and two rooflights, with a further side aspect window providing breathtaking views over open countryside, stone pillar with built in storage cupboard. Part of the room has been sectioned off to provide an additional sleeping space. Door to shower room, and steps down to snug/reception room.

Shower Room

6' 4" x 5' 5" (1.93m x 1.65m)

Fitted with a three piece suite comprising close coupled WC, wash hand basin and corner shower cubicle, window and radiator.

Reception Room/Snug

16' 9" x 11' 9" (5.10m x 3.57m)

A bright reception room benefitting from a window to the side and bay window seating area to the rear providing views over open fields towards the western fells and Ratty railway line. Steps up to landing area.

Hallway

With window, radiator, door to the kitchen and external door leading onto the patio at the rear.

Kitchen

9' 6" x 7' 6" (2.89m x 2.28m)

Fitted with a range of matching wood wall and base units, with contrasting work surfacing, incorporating 1.5 bowl stainless steel sink and drainer with mixer tap and tiled splashbacks. Space for freestanding cooker, plumbing for fridge and dishwasher, dual aspect windows, door to the dining room and external wooden door out to the patio area.





Dining Room

13' 0" x 10' 4" (3.97m x 3.16m)

A bright reception room benefitting from rear aspect bay window providing breathtaking fell and countryside views, attractive wood burning stove set on a slate hearth, built in alcove storage cupboards, and door to the inner landing and bedrooms.

Inner Landing

Doors to bedrooms, bathroom and a large utility cupboard, radiator and loft access.

Bedroom 1

11' 1" x 9' 0" (3.39m x 2.74m)

Double bedroom with large window enjoying a fabulous view over the gardens and surrounding fells, fitted wardrobes, storage cupboard and radiator.

Bedroom 2

7' 11" x 9' 11" (2.42m x 3.03m)

A double bedroom with window enjoying views over the gardens and surrounding fells, fitted wardrobes, radiator and loft access.

Bathroom

8' 0" x 5' 0" (2.44m x 1.52m)

Fitted with a three piece white suite, comprising low level WC, wash hand basin and wood panelled bath, tiled splashback, radiator and obscured window.

External Store Room

6' 5" x 4' 4" (1.95m x 1.31m)

Located to the front of the property, providing a practical utility space if operating as a holiday home. Fitted with work surfacing and benefitting from plumbing for washing machine.



ADDITIONAL INFORMATION

Services

Mains electricity, water & septic tank drainage. 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.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

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 2024 was £221.00; 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 either CA19 1UA or What3words///slung.bronzer.hammocks





GARDEN

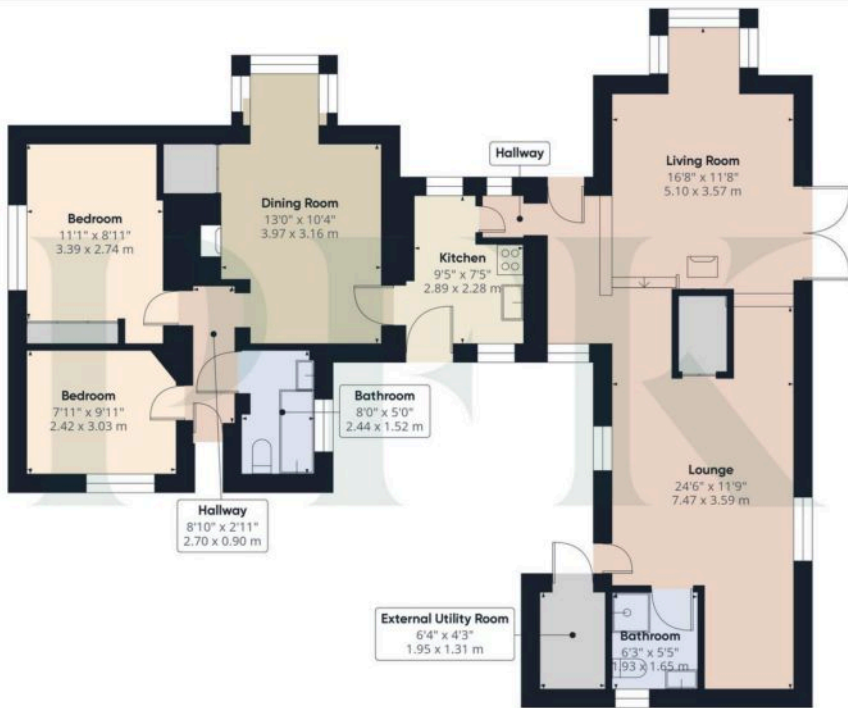
The property is approached via a charming country lane at the end of Randlehow, leading to a gated entrance that ensures both privacy and exclusivity. A welcoming patio area to the front sets the tone for this enchanting retreat, while a side pathway provides access to the extensive grounds beyond. Spanning approximately 0.5 acres, the gardens are a true spectacle, beautifully landscaped to complement the natural surroundings. An elevated rear patio offers a breathtaking panorama over the rolling fields, the iconic La'al Ratty steam railway, and the lush gardens, making it the perfect vantage point for relaxation and outdoor dining. Beyond the patio, the gardens unfold into a charming expanse of lawn, bordered by mature trees, vibrant flowering plants, and established shrubbery, creating a haven of tranquillity. The property seamlessly merges with the open countryside, backing onto picturesque fields and offering uninterrupted views in every direction, making it a truly special setting in the heart of Eskdale Green.

OFF STREET

2 Parking Spaces

Off road parking for 2 cars.





PFK

Approximate total area[®]
1019.66 ft²
94.73 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.

DRAFT 360



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