



4

Bedrooms

2

Bathrooms





PROPERTY DESCRIPTION

Boasting an expansive area of 1517.71 square feet, this stunning two-story residence seamlessly combines functional layout with modern comfort.

The ground floor radiates warmth and hospitality, offering not only a sun-drenched conservatory with underfloor heating and French doors to the private garden, but also a pair of welcoming living rooms, perfect for hosting guests or enjoying leisurely evenings. A well-equipped kitchen fitted with an electric Aga caters to the cooking enthusiast, while a practical utility room adds a layer of convenience. A neat and functional bathroom with a well-designed shower area provides the essential facilities.

Ascending to the first floor, you'll find three spacious bedrooms, offering ample space for family members or overnight guests. An additional room which could be transformed to suit your preferences, perhaps as a fourth bedroom, hobby space or a quiet study corner. Another clean and modern bathroom with a shower completes the second level.

In every room, large windows allow a flood of natural light, further enhancing the sense of space. With its thoughtful floor plan and tasteful interiors, this property offers a perfect fusion of style, charm, and practicality. Whether you're a larger family needing space to grow, or a professional looking for a peaceful retreat with work-from home capabilities, this home checks all the boxes.

Externally the property has an easily maintained garden with off road parking for two vehicles and an EC charging point.

Located in the village of Eskdale in the Lake District National Park this property has the much-desired fells and lakes right on the doorstep.

METHOD OF SALE

The property is offered for sale by Private Treaty in a single lot. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents:

Mitchells Estate Agency, Lakeland Agricultural Centre, Cockermouth, Cumbria, CA13 0QQ.

Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

SERVICES

The property benefits from mains electricity and water, and drainage is to a digester. Heating is provided by an oil-fired boiler.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

COUNCIL TAX

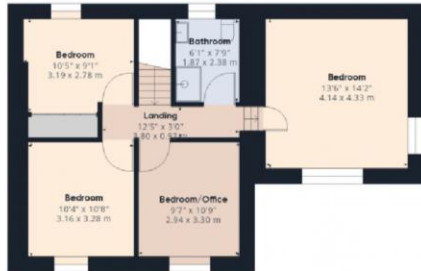
Tax band F with Copeland Council

TENURE

Freehold interest is being offered with vacant possession on completion.



Floor 0



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	28 F	
1-20	G		

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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