



4

Bedrooms

2

Bathrooms









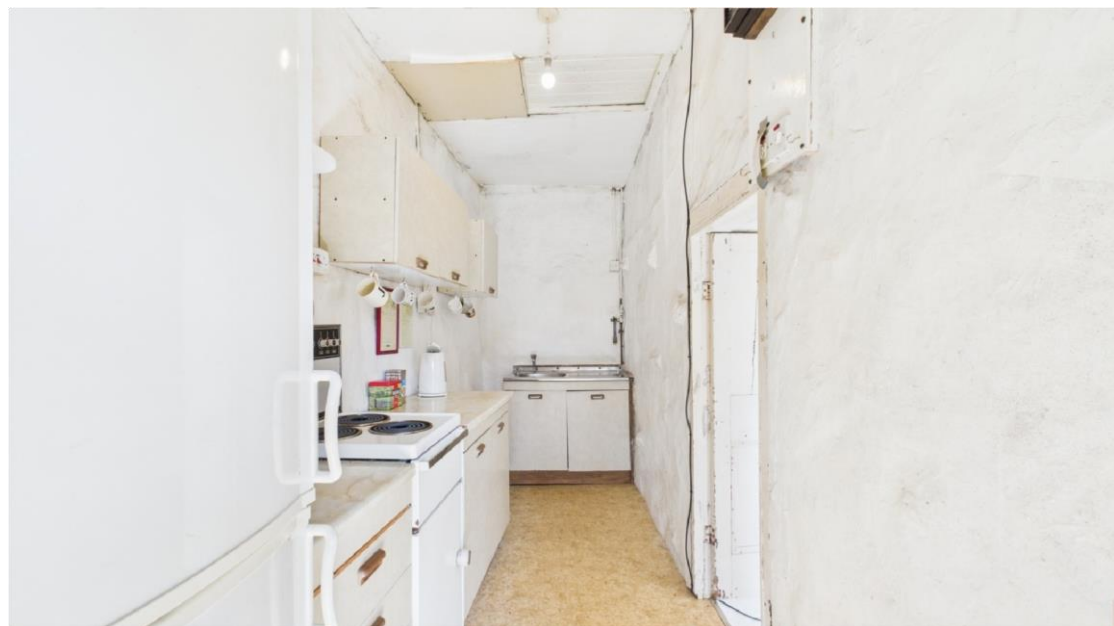












## PROPERTY DESCRIPTION

Welcome to Cropple How, a Grade II listed farmhouse, located a short drive away from the charming coastal village of Ravenglass. Cropple How is located within the Lake District National Park and is set in approximately 17 acres of land with part falling within a SSSI (Site of Special Scientific Interest), mixed woodland (accessible on foot) river frontage with fishing rights and marshland. There is an abundance of wildlife including Barn Owls and Red Squirrels. The property is built using traditional building materials that is common with the age of the property, which includes original stone mullion windows, exposed beams in several rooms and traditional open fireplaces. With views from the upstairs windows as far as Scafell Pike.

Cropple How is divided into the main house and self-contained flat, lending itself well to multi-generational living or a business opportunity. The property requires some renovation but with some care and attention can once again be a loving family home or Lake District bolthole.

The main house benefits from a good-sized living room with open cast fireplace, built-in wooden shelving and large windows with views to the front, a dining room with a traditional open fire, kitchen with integrated appliances and fitted floor and wall units, useful multi-functional boot room and utility room to the rear, with access to the expansive outside space. The first floor offers potential purchasers a large master bedroom with dual aspect windows, exposed beams and built-in open shelving, a further two bedrooms and family bathroom, featuring a bath with overhead shower, WC and WHB. There is a large, boarded, attic room which houses the cold-water tank.

The Flat is set over one floor and briefly comprises a galley kitchen with access to the rear, an open plan living/dining room, bedroom and bathroom with bath, WC and WHB.

To the rear of the property is lawned garden with mature trees and shrubs, as well as a patio area (accessible from the utility room in the main house). The flat benefits from a raised patio area (accessible from the kitchen) with steps down to the garden. There is also an archway between the main house and flat which gives access, on foot, to the garden.

## EXTERNALLY

To the front of the property is a woodland area bordered by the road on the south boundary and the River Esk on the northern boundary. This is a mixed leaf deciduous woodland with a public footpath along the bank of the river. Within this woodland are the ruins of an agricultural stone barn. On the western side of the property is a wooded parcel on a steep incline with rocky outcrops and thorn and holly bushes. To the rear of the farmyard is an area of rough grazing bordered by mature trees and dry stone walls. The land to the east of the dwelling is a designated Site of Special Scientific Interest (SSSI) by Natural England. Surrounding the 'farmyard' to the rear of the dwelling are traditional stone barns with slate roofs in good condition currently used as storage with the barn on the southern side housing the spring water filtration system, which gives an abundance of potential (subject to planning).

Attached to the main dwelling there is a barn of traditional stone construction under a slate roof. The barn extends in total to approx. 116m<sup>2</sup> and is partially converted to provide an annex/flat living



accommodation. On the northern aspect there is roadside access to the open barn and former byre.

On the east side of the property there is a detached stone barn of traditional stone construction under a slate roof. There is a single arched cart entrance on the roadside. The barn extends to approx. 73m<sup>2</sup>.

At the rear of the property in the southern aspect there is a further detached stone barn extending in total to approx. 100m<sup>2</sup>. Construction is of traditional stone under a slate roof. There is an open barn with arched entrance door, stable and former byre which is partly converted providing storage. On the northern elevation of the barn there is a lean-to of similar construction. This room contains the natural water supply filtration system.

On the western side of the main dwelling there is a detached building of traditional stone construction under a slate roof. The building extends in total to approx. 172m<sup>2</sup>. It is understood that the building contains a former residence. There are historic features within the building which have a listed grade II\* status. Within the barn there are loose boxes and former byres.

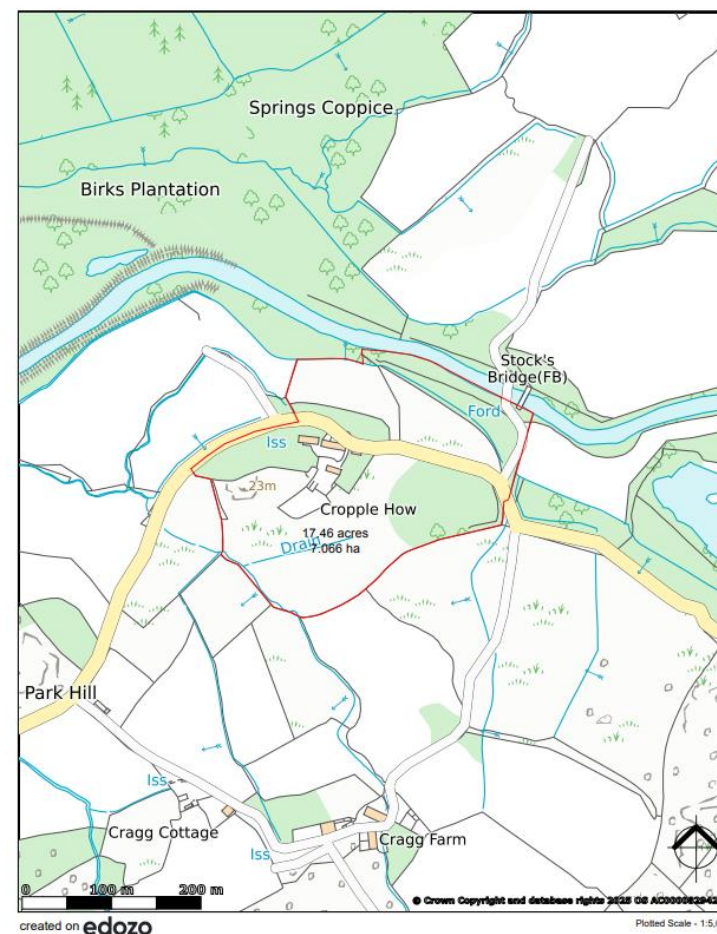
## Agricultural Land and Woodland

The agricultural land surrounding the steading and adjacent to the public road extends to approx. 9.56 acres (3.87ha). The agricultural land has not been grazed or cultivated for some time and has large areas of bracken, soft rushes and other natural vegetation. The boundaries are drystone walls and post and wire fencing. There are also two large areas of native mixed woodland.

On the northern side of the steading across the public highway there is an area of wetland containing natural vegetation and native mixed woodland. This area extends to approx. 5.49 acres (2.22 ha). On the

eastern boundary there is a track leading from the road to a small building believed to be used by the Rivers Authority. Along the track and following the River Esk there is a public footpath.

***Please refer to the floor plan for measurements.***









## LOCATION

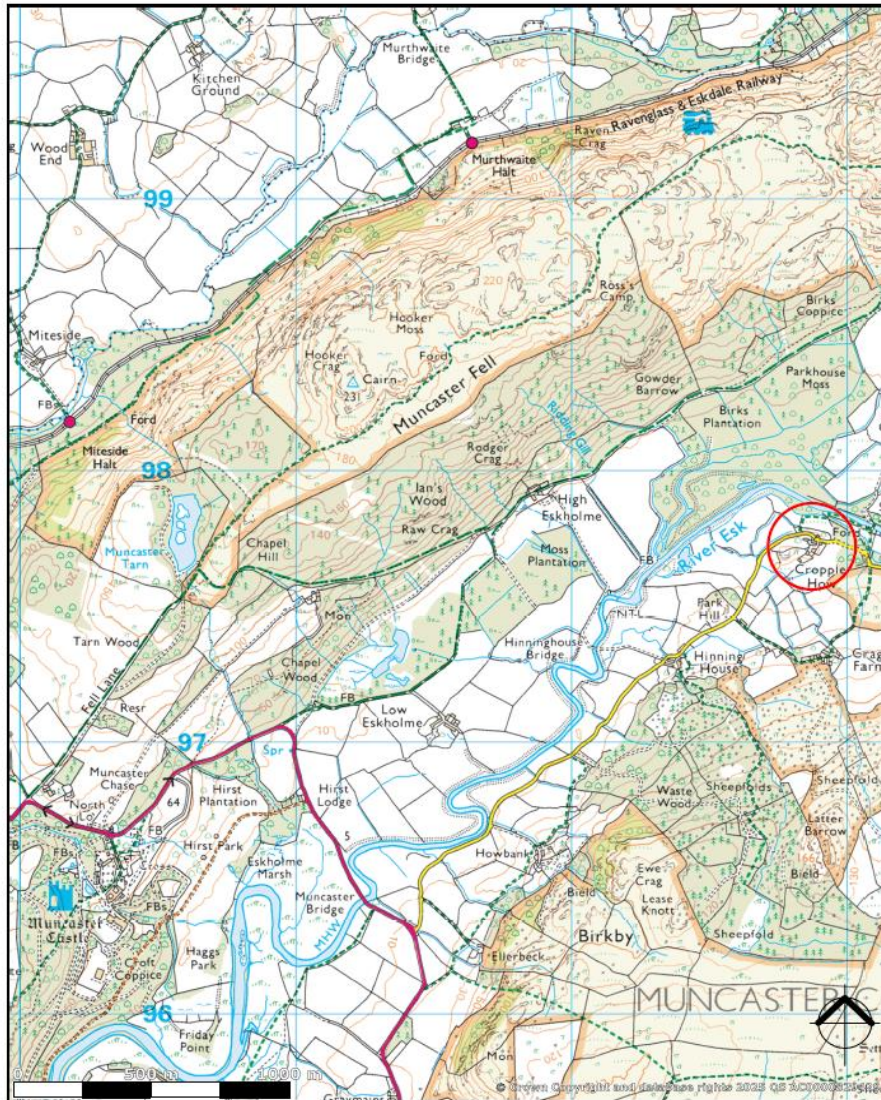


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Please note that using the postcode in a SATNAV will **not** take you directly to the property.

Ravenglass is the only coastal village located within the Lake District National Park between Millom and Whitehaven. The village is located a short distance from the A595, providing good transport links to the county. The village is also served by Ravenglass railway station on the Cumbrian Coast railway line, with trains running regularly between Carlisle and Lancaster. This station is also a terminus of the narrow-gauge Ravenglass and Eskdale Railway, which runs inland up Eskdale. This serves both as a tourist attraction and as local transport during its operating season.

Ravenglass has an array of local amenities, such as independent shops, cafes and hotels.



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Plotted Scale - 1:20,000



## METHOD OF SALE

The property is offered for sale by Private Treaty. 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 Livestock Centre, Cockermouth, Cumbria, CA13 0QQ**

**Tel: 01900 822016**

**Email: [info@mitchellsestateagency.co.uk](mailto:info@mitchellsestateagency.co.uk)**

## SERVICES

The property benefits from mains electricity, spring water with filtration system, bottle gas and storage heaters. Drainage is to a septic tank - *the septic tank has not been surveyed and may not comply with new regulations 'General Binding Rules' (effective 1<sup>st</sup> January 2020) enforced by the Environment Agency, which do not allow septic tank discharge directly into surface water. It is the responsibility of the purchaser to ensure that a compliant system is in place at his/her own cost within 12 months of purchase.*

## VALUED ADDED TAX (VAT)

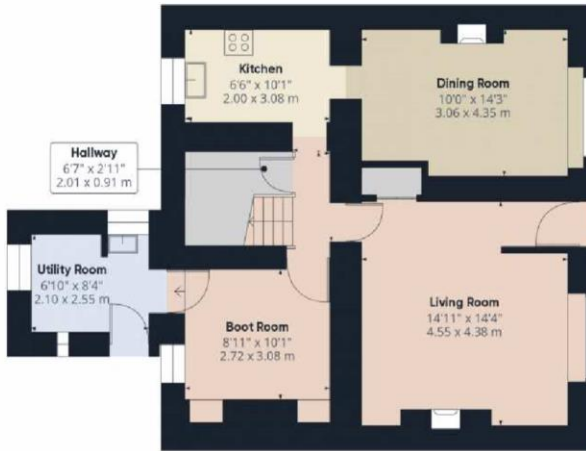
VAT will be charged if applicable.

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken April 2025. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; *Promap* mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.





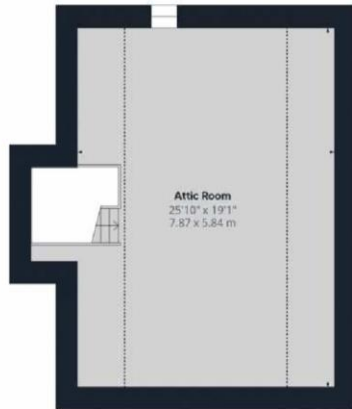




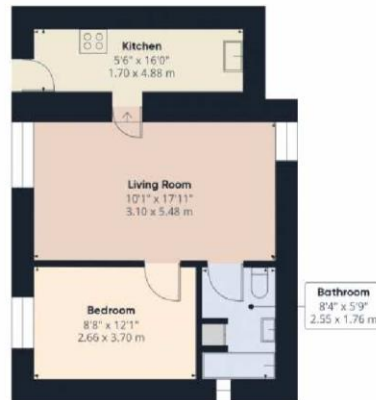
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

3883.64 ft<sup>2</sup>

360.8 m<sup>2</sup>

Reduced headroom

170.04 ft<sup>2</sup>

15.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	18 G	

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