



## Eagle Cottage, Glenridding, CA11 0PA

Guide Price £700,000

**PFK**

# Eagle Cottage

## The Property

A rare opportunity to acquire this charming two-bedroom detached stone cottage, set in an elevated position offering stunning views over Ullswater. Nestled in the heart of the Lake District National Park, this historic property has only changed owners a handful of times, with its last sale believed to date back to circa 1940.

Eagle Cottage underwent a sensitive refurbishment in 2014, blending modern comforts with its traditional charm and boasts an attractive garden, seamlessly complementing the rugged beauty of the surrounding landscape with this quintessential Lakeland dwelling.

The accommodation briefly comprises a welcoming entrance hall with access to a WC and utility, along with a front aspect living room, with a beautiful wood burning stove and a spacious dining room which leads through to a well equipped kitchen. An external door from the kitchen leads out to the side of the property to where the wood store and outhouse are situated. To the first floor, there are two good sized bedrooms, one of which is a generous principal bedroom enjoying a fabulous outlook, and the other which sits to the rear and is currently a twin bedroom, along with a contemporary family bathroom.





## Eagle Cottage

Glenridding, Penrith

Externally, and discreetly tucked to one side of the property are two useful outhouses, one of which is currently used for storage with space for recycling and outdoor equipment, and the second as an excellent wood store. Both benefit by being accessible from under a covered canopy porch. An additional parcel of land to the rear included within the sale, currently left to wilding, offers potential for further landscaping and use.

Currently operating as a highly successful holiday let, this versatile property would equally make a wonderful permanent home or idyllic retreat. A rare gem in a stunning location, this cottage offers a unique opportunity to own a piece of Lake District heritage.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: G



## ACCOMMODATION

### Entrance Hall

Accessed by a traditional front entrance door with traditional ironwork. Stairs to the first floor with useful understairs cupboard, upper level cupboards housing the consumer unit, radiator, flagged flooring, side aspect window and doors giving access to the utility room/WC, living room and dining room.

### WC

2' 8" x 3' 7" (0.82m x 1.08m)

Fitted with a WC, partial wood panelled walls, radiator and obscured rear aspect window.

### Utility Room

4' 7" x 6' 5" (1.40m x 1.95m)

A useful space with sink, space for washing machine, electric central heating boiler, part wood panelled walls, tiled flooring and rear aspect window.

### Living Room

12' 9" x 11' 10" (3.89m x 3.60m)

A beautiful front aspect reception room with sliding sash windows with window seat enjoying views towards Ullswater. Recessed wood burning stove on a stone hearth, radiator and built in storage cupboards.

### Dining Room

7' 7" x 10' 3" (2.32m x 3.12m)

A rear aspect room with ample space for dining furniture, useful shelved cupboard, part panelled walls, scone lighting, radiator and flagged flooring.



## Kitchen

8' 4" x 12' 3" (2.55m x 3.73m)

Forming part of a later extension to the property, the kitchen is fitted with a good range of wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated double oven with hob and extractor over, space for freestanding dishwasher and fridge freezer. Under unit lighting, radiator, dual aspect sliding sash windows and external door leading out to an undercover area giving access to two outhouses and the gardens.

## FIRST FLOOR

### Landing

With side aspect sash window and doors leading to the bedrooms and bathroom.

### Family Bathroom

7' 10" x 7' 0" (2.40m x 2.14m)

Fitted with a three piece suite comprising bath with panelled surround, mains shower over and fitted shower screen, WC and wash hand basin. Built in cupboard, part tiled walls, wall mounted mirror with lighting, vertical heated chrome towel rail, tiled flooring and obscured rear aspect window.

### Bedroom 1

13' 4" x 12' 2" (4.06m x 3.72m)

A beautiful dual aspect double bedroom with radiator and sash window enjoying views towards Ullswater.

### Bedroom 2

8' 5" x 10' 10" (2.57m x 3.31m)

An attractive rear aspect bedroom with radiator and sash window.





## Garden

The property is accessed via a track leading through the field of a neighbouring landowner. A right of way is in place to gain access to the property. The gardens predominantly lie to the front and side of the property and are mainly laid to lawn with shrubbery and trees which complement the surrounding landscape. The property enjoys an elevated position, close to many well known walking trails, and the gardens, with ample space for seating, provide an ideal space to relax from the hustle and bustle of the nearby village of Glenridding and to enjoy the breathtaking surrounding landscape. An additional parcel of land to the rear included within the sale, currently left to wilding, offers potential for further landscaping and use.

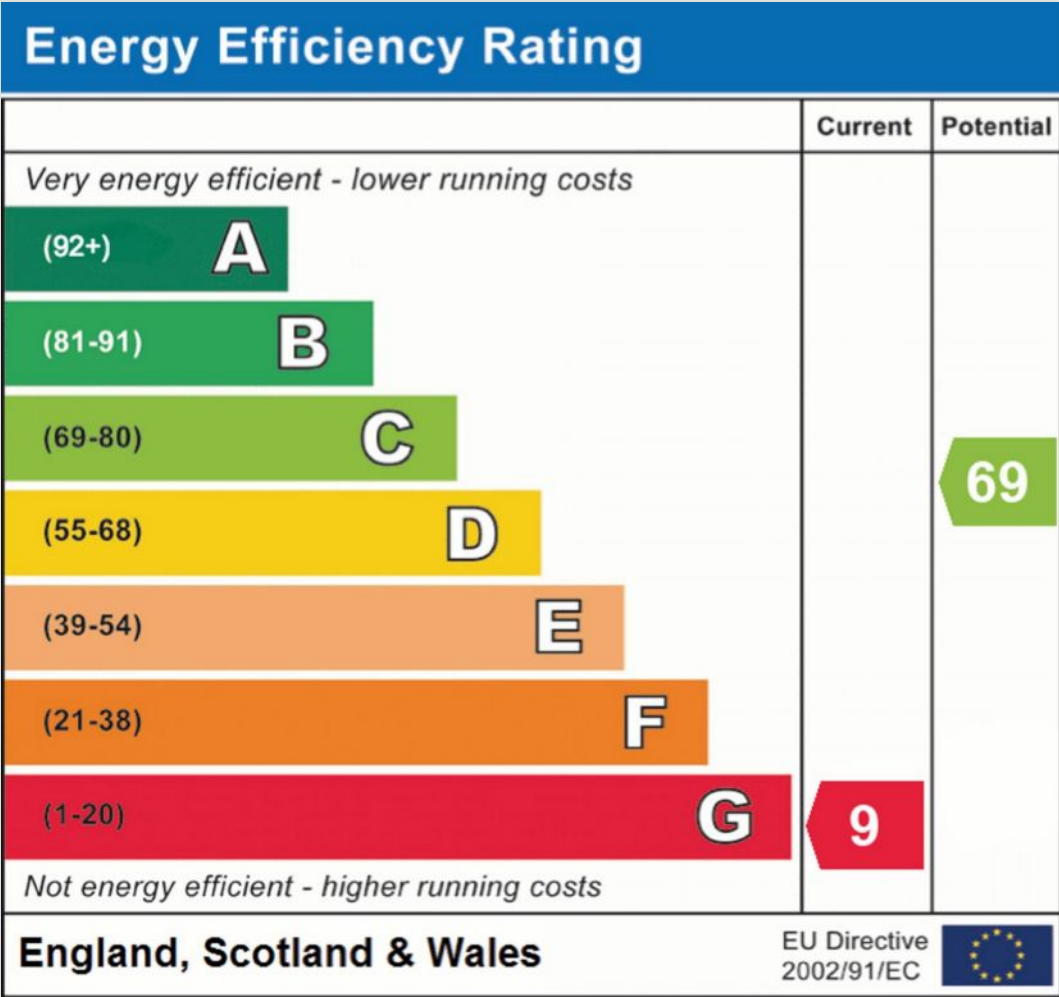
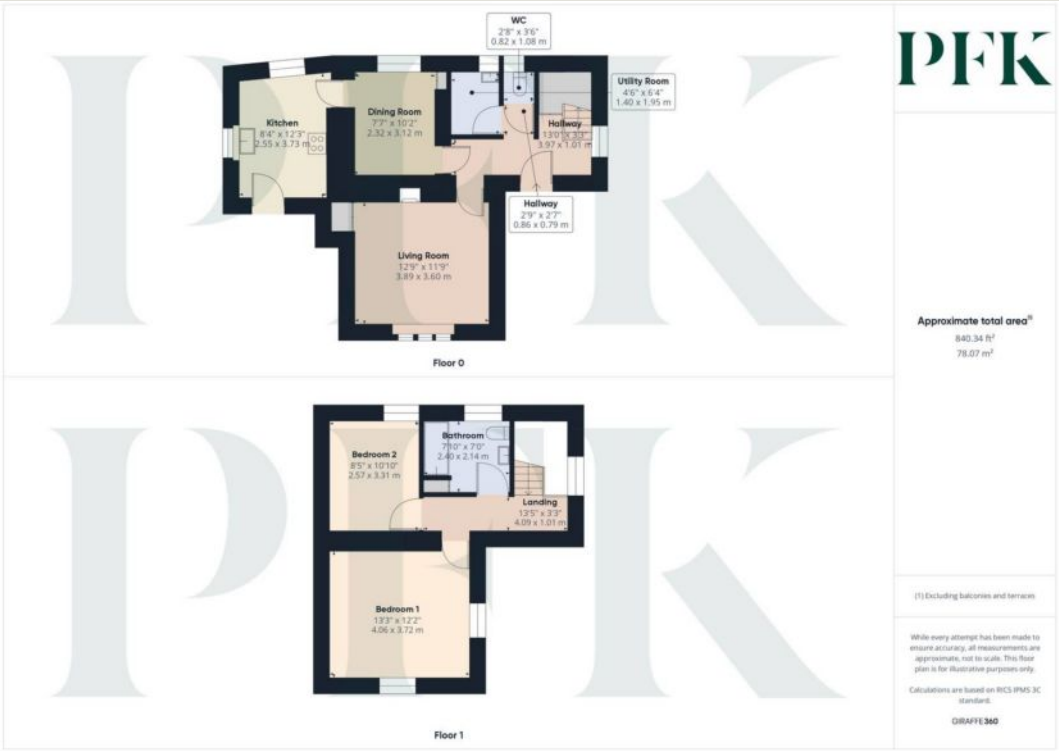
## ADDITIONAL INFORMATION

### 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 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.





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