



Ritchie Ghyll, Hesket Newmarket, CA7 8HZ.

Guide Price £550,000

PFK

Ritchie Ghyll

Nestled just outside the Lake District National Park this substantial detached property enjoys a truly idyllic setting a short distance from the historic villages of Hesketh Newmarket and Caldbeck.

Surrounded by open countryside and commanding far reaching views across the Solway, Scottish hills and the Pennines, Ritchie Ghyll offers a rare opportunity to embrace peaceful rural living with the charm of a welcoming community. The property sits within generous grounds and benefits from a driveway, ample parking, detached garage and a garden room/workshop.

Internally, the accommodation is both spacious and versatile, featuring four comfortable bedrooms a family bathroom and a separate shower room. The ground floor boasts four reception rooms perfect for both formal and informal living alongside a fitted kitchen, utility room and a cloakroom/WC.

With its panoramic outlook, flexible layout and connection to nature this home is ideally suited to families, home workers or those seeking a lifestyle change in one of the Lake District's most picturesque and peaceful corners.





Ritchie Ghyll

Ritchie Ghyll, located just outside the Lake District National Park enjoys a stunning rural setting with open views. Hesketh Newmarket which is approximately 3 miles away offers a strong sense of community with a village shop and post office.

Just 1.5 miles further on is the attractive village of Caldbeck known for its walks and some local amenities. The area is ideal for outdoor enthusiasts with immediate access to the Northern Fells including High Pike and Carrock Fell. Despite its tranquil location, the property is within easy reach of Keswick, Penrith, Carlisle and the M6 motorway so it offers a perfect balance of seclusion and connectivity.

Directions: Ritchie Ghyll can be located using the postcode CA7 8HZ or alternatively by using What3Words: [///crouch.ditching.outraged](https://www.what3words.com/#!/en/@@@crouch.ditching.outraged)

- Tenure: Freehold
- Council Tax Band: E
- EPC rating F



ACCOMMODATION

Ground Floor

Entrance Porch

Hall

Lounge

17' 9" x 13' 11" (5.41m x 4.23m)

Sun Room

11' 8" x 12' 8" (3.55m x 3.86m)

Rear Hall

Kitchen

16' 6" x 8' 0" (5.04m x 2.43m)

Sitting/Dining Room

17' 10" x 15' 4" (5.43m x 4.68m)

Laundry/Utility Room

17' 11" x 10' 3" (5.47m x 3.12m)

Inner Hall

Cloakroom/WC

Snug

10' 0" x 14' 6" (3.06m x 4.41m)

First Floor

Half Landing

Landing



First Floor

Bedroom 1

17' 10" x 11' 3" (5.44m x 3.44m)

Bathroom

7' 10" x 6' 8" (2.38m x 2.04m)

Bedroom 2

14' 9" x 12' 7" (4.49m x 3.84m)

Bedroom 3

18' 0" x 10' 5" (5.49m x 3.18m)

Rear Landing

Shower Room

5' 10" x 9' 1" (1.77m x 2.78m)

Bedroom 4

8' 5" x 14' 6" (2.56m x 4.41m)

Outside:

Driveway: The driveway offers ample off street parking and provides convenient access to the: **Garage:** 16' 4" x 17' 11" (5.00m x 5.46m)

Garden Room/Workshop: 19' 4" x 12' 1" (5.92m x 3.69m) Approached by a door to the front.





Outside:

Garden: The property is beautifully surrounded by wild garden areas, featuring flowering borders, mature trees, and a variety of shrubs. These landscaped grounds create a peaceful and picturesque setting, with stunning, uninterrupted views across the open countryside towards the distant fells.

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Services

Mains electricity, water & septic tank; oil heating and double glazing. Please note: The measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Septic Tank

The owner has installed a new septic tank (June 2025) in order to comply with 2020 regulations.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

2930 ft²

272.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E		
(21-38) F	30	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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