



Headfield Cottage, Nether Wasdale, Wasdale, CA20 1ET
Guide Price £525,000

PFK

Headfield Cottage, Nether Wasdale

The Property:

Nestled in the centre of Nether Wasdale, this delightful cottage has been thoughtfully transformed by the current owners throughout their years of ownership, creating a flexible and surprisingly spacious layout that beautifully combines traditional cottage character with modern living. However, it is the incredible outdoor spaces and uninterrupted views towards the Wasdale fells that really set this property apart. The accommodation briefly comprises an entrance hall, with the property divided into two distinct areas. To one side are two bedrooms and a bathroom, offering excellent flexibility for guests, family or potentially as a separate living space. This comprises a living area with French doors opening directly onto the garden, a shower/wet room and a large, front facing bedroom.

The other side of the property offers a useful utility space, which could equally be utilised as an additional reception room, dining room, home office or whatever best suits the needs of the new owners. The fabulous character kitchen, which combines traditional charm with a bright and modern feel is open to the dining area, where the views really take centre stage. With French doors opening onto the patio and magnificent views across the Wasdale fells, this is undoubtedly one of the most special spaces within the home.



Headfield Cottage, Nether Wasdale

The property continued....

A few steps lead towards the more traditional part of the cottage, where there is a further reception space featuring a working fire. This room has previously been used as an office and offers another wonderfully flexible area. From here, you enter the charming front lounge, where the character of Headfield Cottage can really be appreciated. With its traditional features and cosy atmosphere, it is a room that immediately feels like the heart of the original cottage. There is also a further bathroom on this level, with a small spiral staircase leads up to the bedroom in the eaves. This delightful space features Velux windows, excellent storage, fabulous views, and the added convenience of its own sink and separate WC.

Externally, Headfield Cottage becomes even more impressive. To the rear is an extensive garden which is quite exceptional for a property of this type. The garden begins immediately adjoining the house and is accessed via the French doors, with a patio and lawn providing the perfect space for outdoor entertaining and enjoying those incredible views. Beyond this, the gardens continue into an orchard, complete with an enviable outlook towards the Wasdale fells. The land then stretches all the way down towards the river Irt, giving the property a wonderfully private and almost rural estate like feel.



Headfield Cottage, Nether Wasdale

Continued.....

There are numerous sheds, a greenhouse and a potting shed, offering an abundance of storage and opportunities for anyone with an interest in gardening, growing or simply making the most of the extensive grounds.

And, as if all of this wasn't enough, the property also includes a small area of woodland, meaning the gardens and grounds genuinely extend from the cottage all the way down towards the river.

- Charming Nether Wasdale cottage
- Beautiful kitchen & dining space
- Multiple flexible reception spaces
- Exceptional extensive gardens & grounds
- Outstanding setting & views
- EPC rating E
- Council Tax: Band E
- Tenure: Freehold





Headfield Cottage, Nether Wasdale

Location & Directions:

Nether Wasdale is a beautiful and peaceful village tucked away at the foot of the spectacular Wasdale valley, surrounded by some of the Lake District's most breathtaking scenery. With the Wasdale fells on the doorstep and the river Irt running through the valley, it's a wonderful location for those looking to enjoy the great outdoors while still having a real village community. Headfield Cottage is a hop, skip and a jump from the village's two welcoming pubs, making it particularly well placed for enjoying a local drink or meal without having to venture far from home. The wider area is renowned for walking, fell climbing, cycling and exploring, with Wastwater, England's deepest lake, and the impressive Wasdale Head just a short drive away. Despite its wonderfully rural setting, Nether Wasdale is also within easy reach of the west Cumbrian coast and nearby towns, making it a fantastic base for both permanent living and a Lake District escape.

Directions

The property can be found in the heart of Nether Wasdale, using postcode CA20 1ET, and is located directly next door to The Strands Inn & Micro Brewery, the village pub.



ACCOMMODATION

Hallway

14' 0" x 4' 8" (4.27m x 1.41m)

Welcoming entrance hall separating the two areas of the house, with a door providing access to the exterior. The hallway also benefits from a useful storage cupboard and attractive wood effect flooring.

Bedroom 1

Rear aspect bedroom featuring French doors providing direct access to the exterior, along with attractive wood effect flooring. Open access leads into the hallway, providing access to the bathroom and second bedroom.

Bathroom

9' 9" x 8' 11" (2.98m x 2.72m)

Modern and well appointed bathroom featuring a large walk-in shower with glazed screen and tiled surround, complemented by a wall mounted shower and handheld attachment. The suite comprises a pedestal wash hand basin, bidet and WC, with a heated towel rail and useful recessed storage. Finished with tiled flooring and walls, a frosted window provides natural light and privacy.

Bedroom 2

14' 1" x 11' 11" (4.29m x 3.62m)

Front facing double bedroom with dual aspect windows to the front and side, along with built-in wardrobes.

Utility/Bedroom

8' 4" x 16' 11" (2.53m x 5.16m)

Currently used as a utility room, but previously utilised as either a dining room or bedroom. The room benefits from a dual aspect window overlooking the front entranceway, along with a Velux skylight.



Dining Kitchen

19' 8" x 12' 0" (6.00m x 3.66m)

Bright and characterful open plan kitchen and dining room, with cream shaker style units, plum coloured accents and a central island. The dining area has space for a six seater table, with a picture window overlooking the fells of the Wasdale valley. The views are further enjoyed through the full opening doors onto the patio, where the outlook is quite incredible. There is also a window to the side of the kitchen and an open aspect through to the adjoining office/reception room.

Office/Further Reception

9' 2" x 9' 11" (2.80m x 3.02m)

A cosy and versatile room, currently used as an office and snug, with a log burning stove and mantelpiece above. Built-in shelving provides useful storage, with access through to the rear hallway and lounge.

Lounge

A large, characterful lounge at the front of the house, with dual aspect windows and the original front door opening onto the front of the cottage. A generous room with plenty of space for different uses, whether as a main sitting room, reading area or simply a place to relax and enjoy the character of the cottage.



Second Bathroom

5' 3" x 9' 10" (1.61m x 3.00m)

Bathroom with bath and shower attachment, WC and wash hand basin set into a vanity unit. There is a window to the rear and a useful airing cupboard.

EAVES

Bedroom

17' 9" x 10' 10" (5.42m x 3.29m)

Charming upstairs bedroom, the only room on the first floor, with exposed beams and Velux windows alongside picture windows enjoying fantastic views across the fells. There are multiple storage cupboards, further eaves storage and a wash hand basin within the room. The bedroom also has access to a separate WC.

WC

5' 1" x 3' 1" (1.55m x 0.93m)





EXTERNALLY

Garden

Externally, Headfield Cottage is truly impressive, with extensive gardens and grounds that are a rare feature for a property of this type. To the front, there is shillied parking providing ample space for multiple vehicles, while to the rear, the gardens open up into a wonderful and surprisingly extensive outdoor space. Immediately adjoining the cottage is a generous patio and lawn area, accessed directly from the house via the French doors. This provides an ideal setting for outdoor dining, entertaining or simply sitting and enjoying the uninterrupted views towards the Wasdale fells. Beyond the main garden, the grounds continue into an established orchard, creating a wonderful sense of space and privacy. The land then stretches further down towards the river Irt, giving the property an almost rural estate feel and providing plenty of opportunity for those who enjoy gardening, growing or simply having extensive outdoor space to explore. The grounds are complemented by a range of useful outbuildings, including numerous sheds, a greenhouse and a potting shed, offering excellent storage and plenty of scope for hobbies, gardening and projects. Adding further to the appeal, the property also benefits from its own small area of woodland, meaning the gardens and grounds genuinely extend all the way from the cottage down towards the river. With the combination of lawns, orchard, woodland, outbuildings and spectacular fell views, the external space is undoubtedly one of the property's most exceptional features.









Floor 0



Floor 1



Approximate total area⁽¹⁾

1514 ft²

140.6 m²

Reduced headroom

66 ft²

6.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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ADDITIONAL INFORMATION

Services

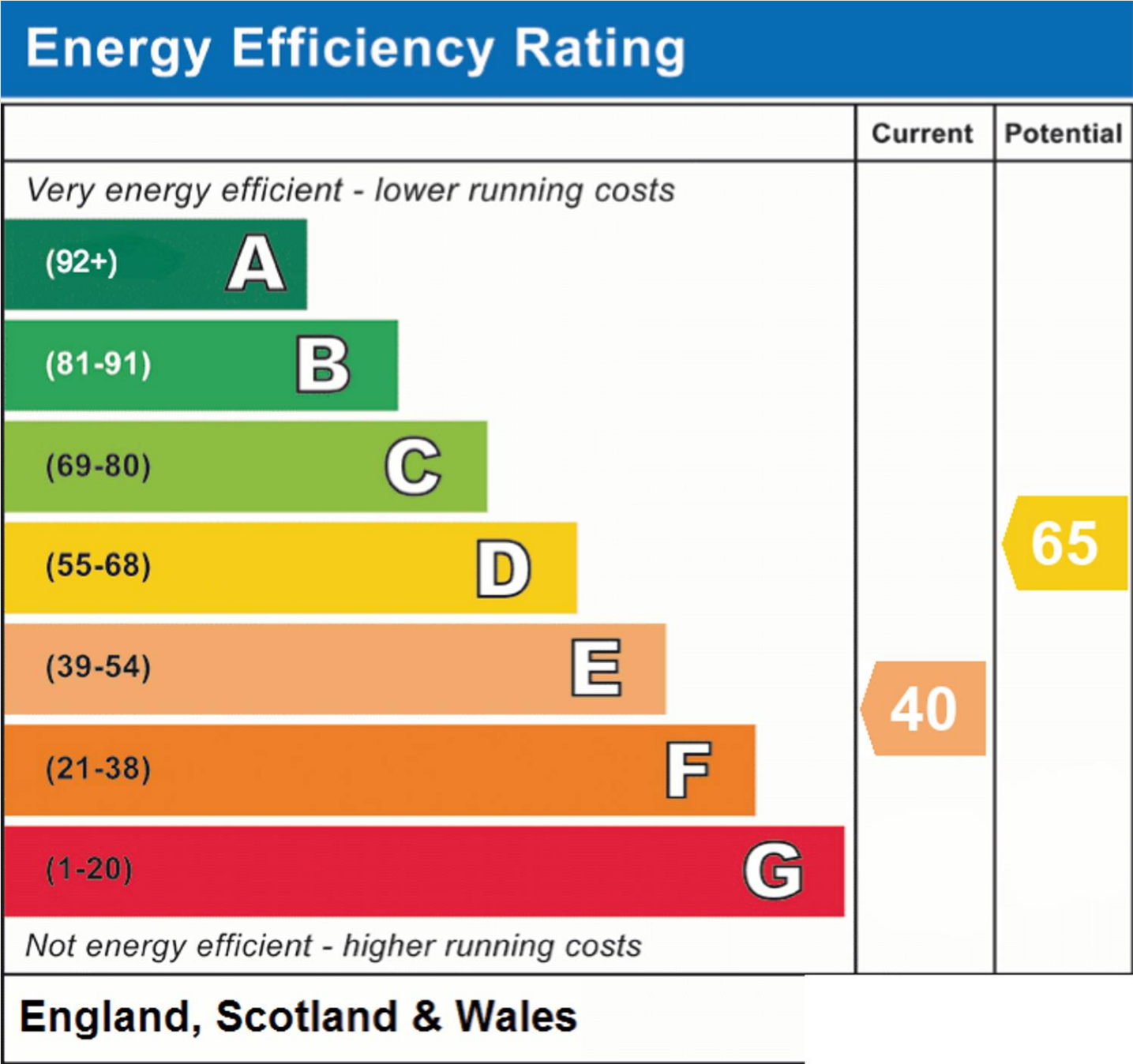
Mains electricity and water, oil fired central heating and septic tank drainage. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Septic Tank Disclosure

We have been informed that the property is served by a septic tank. We would advise any prospective purchaser that the current owner is not confident that the septic tank complies with the current standards and regulations introduced on 1st January 2020. Prospective purchasers are advised to make their own enquiries and satisfy themselves as to the septic tank's condition and compliance.

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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