



Ivy Cottage, Eaglesfield, Cockermouth, CA13 0SF
Guide Price £299,950

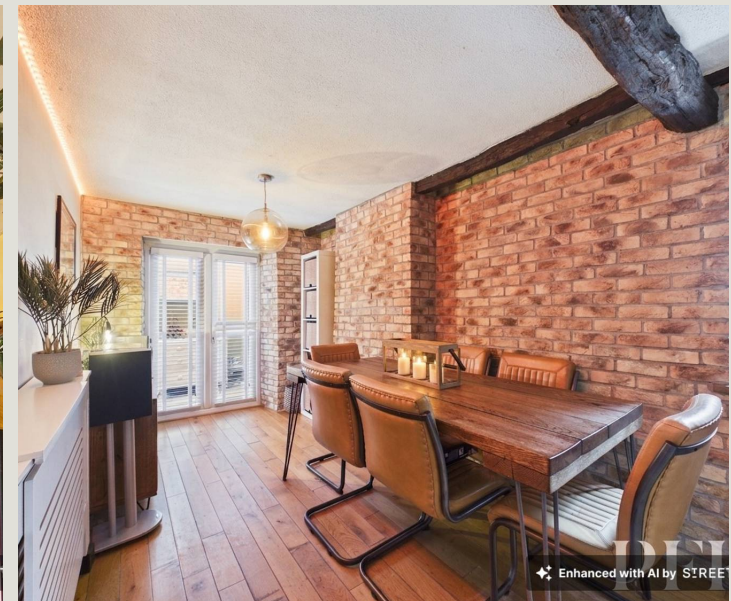
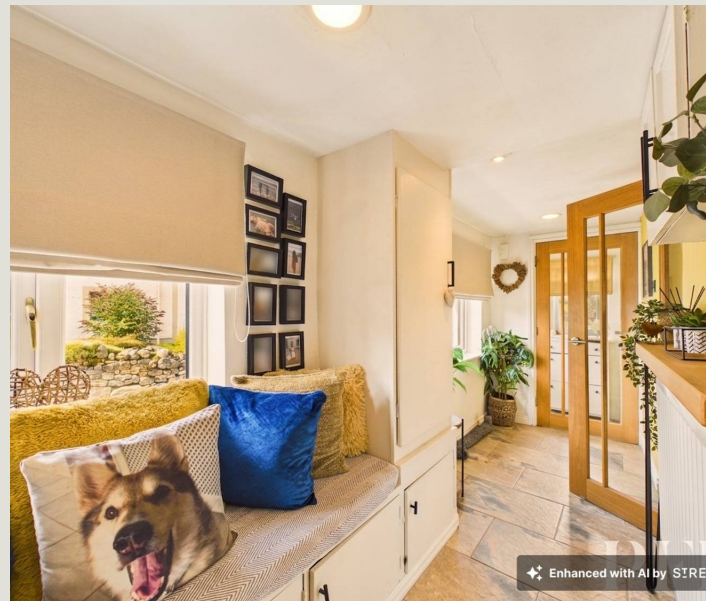
PFK

Ivy Cottage

The Property:

A truly special and deceptively spacious three bedroom detached cottage, beautifully and sympathetically restored by the present owners to create a wonderful balance of character, charm and contemporary living. Retaining many of its innate period features while incorporating stylish modern touches, this unique home offers a surprisingly generous level of accommodation arranged over two floors. From the welcoming entrance porch and hallway with charming window seating, to the cosy lounge with wood burning stove and elegant dining room with exposed brickwork, there is a lovely sense of warmth and individuality throughout.

The accommodation continues with a modern kitchen, while a particularly versatile snug/home office provides an additional reception space and could, subject to individual requirements, also work as a fourth bedroom. A contemporary ground floor shower room sits conveniently alongside. To the rear, the dining room leads into a useful rear porch/utility area with plumbing for a washing machine and access to the property's outside spaces. Upstairs are three beautifully presented and well appointed bedrooms together with a stylish family bathroom, making this an exceptionally flexible home for families, couples, or those seeking a characterful base for relocation to this highly desirable part of west Cumbria.



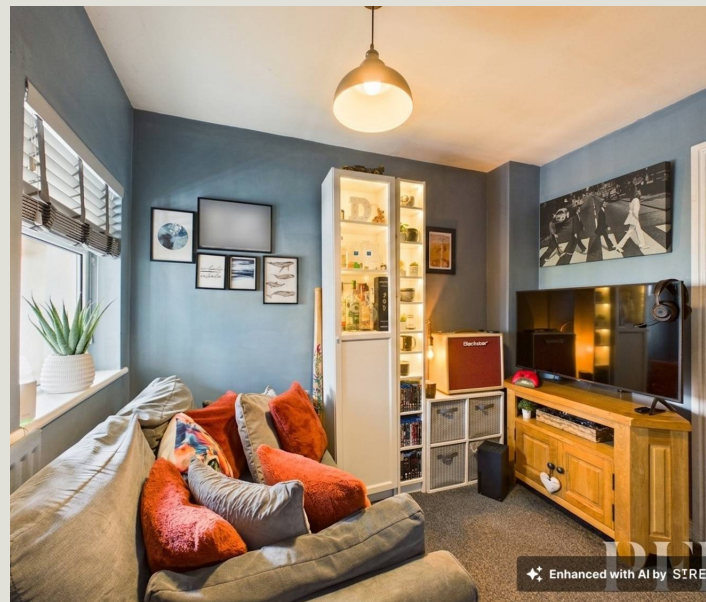
Ivy Cottage

The Property continued...

Outside, the property boasts a stunning courtyard garden offering a wonderfully private and atmospheric setting for outdoor dining and entertaining. Seating areas are complemented by climbing flowers and mature planting, creating a beautiful extension of the living accommodation and a real feature of the home. A second, smaller outside area provides useful additional space and a storage shed.

Set within the sought after village of Eaglesfield, the cottage enjoys the best of both worlds: peaceful village surroundings while being close to Cockermouth, the northern fells of the Lake District National Park and a range of employment centres across west Cumbria. A rare and distinctive home that needs to be viewed to appreciate its space, finish, character and exceptional setting.

- Beautifully restored 3 bed detached character cottage
- Sympathetically renovated throughout to a high standard
- Stunning courtyard garden for entertaining & dining
- Perfectly suited to families, couples or relocation
- Tenure: Freehold
- EPC rating D
- Council Tax: Band C





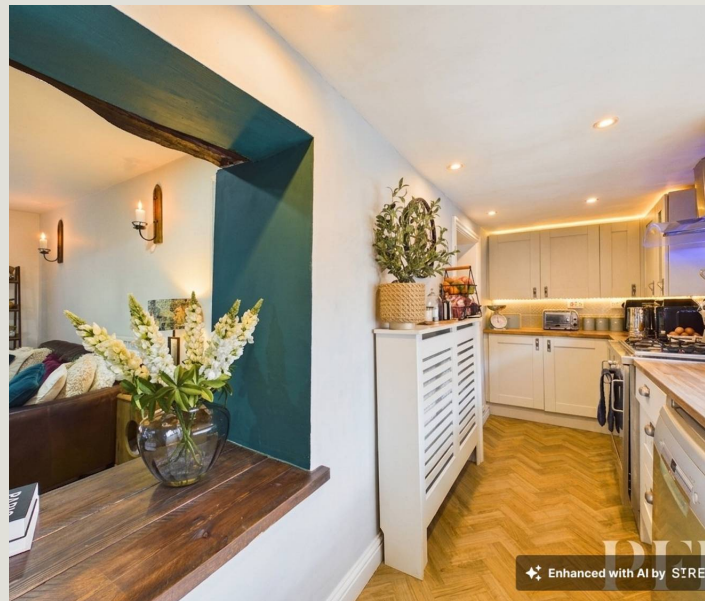
Ivy Cottage

Location & Directions:

Eaglesfield is a particularly desirable village, offering a peaceful and picturesque setting while remaining wonderfully well placed for everyday amenities, employment and leisure. The village lies just a short distance from the popular market town of Cockermouth, with its excellent range of independent shops, cafés, restaurants, pubs and everyday services. The location is also ideal for those commuting across west Cumbria, with good access towards key employment centres including Workington, Lillyhall and the wider west Cumbria area. For outdoor enthusiasts, the northern fells of the Lake District National Park are close at hand, placing some of Cumbria's most spectacular countryside, walking and cycling routes within easy reach. It is an appealing location for those looking to combine village life with accessibility to the coast, countryside, towns and employment.

Directions

The property can be located using CA13 0SF or [W3W///heap.thus.untruth](https://www.heap.thus.untruth)



ACCOMMODATION

Entrance Porch

Approached via a part glazed UPVC door. Internal window to snug. Glazed wooden door opening to the hallway.

Hallway

14' 2" x 4' 7" (4.31m x 1.39m)

2 large windows to front elevation, with window seating providing additional storage under. Tiled flooring, doors to accommodation.

Lounge

14' 8" x 10' 9" (4.47m x 3.27m)

A beautiful, cosy lounge with attractive wood burning stove set on slate hearth with solid wood mantel, exposed ceiling timbers, window to rear elevation, wooden flooring. Opening to the dining room.

Dining Room

14' 6" x 7' 10" (4.43m x 2.38m)

Exposed ceiling timbers and brick wall, window to side, wooden flooring, patio doors opening to a large rear utility porch.

Rear Porch/Utility Area

12' 8" x 4' 9" (3.85m x 1.44m)

Large utility space which is plumbed for a washing machine, patio doors to each side provide access to the 2 outdoor areas.

Kitchen

14' 10" x 5' 3" (4.52m x 1.60m)

Fitted with a range of modern matching wall and base units with complementary work surfacing incorporating a Belfast sink. Space for range style cooker and dishwasher, integrated fridge/freezer. Wooden flooring, large window to front elevation.



Inner Hallway

Stairs to first floor accommodation. Door to snug.

Snug/Office

9' 2" x 7' 0" (2.80m x 2.14m)

Currently utilised as a snug, but also suitable for home working or as a small bedroom, being conveniently positioned next to the ground floor shower room. Internal window to front, door to shower room.

Shower Room

9' 11" x 4' 11" (3.01m x 1.50m)

Fitted with contemporary 3 piece suite comprising concealed cistern WC and wash hand basin set on vanity unit and large step in shower enclosure with mains shower and PVC panelled splashback. 2 understairs storage cupboards.

FIRST FLOOR LANDING

Family Bathroom

8' 2" x 6' 11" (2.50m x 2.11m)

Fitted with 3 piece suite comprising close coupled WC, wash hand basin and tiled panelled bath, part tiled walls, obscured window and tiled flooring.

Bedroom 1

14' 9" x 8' 2" (4.50m x 2.48m)

Double bedroom with window and loft access.

Bedroom 2

11' 7" x 8' 9" (3.52m x 2.67m)

Window to front, laminate flooring.

Bedroom 3

10' 5" x 7' 2" (3.17m x 2.18m)

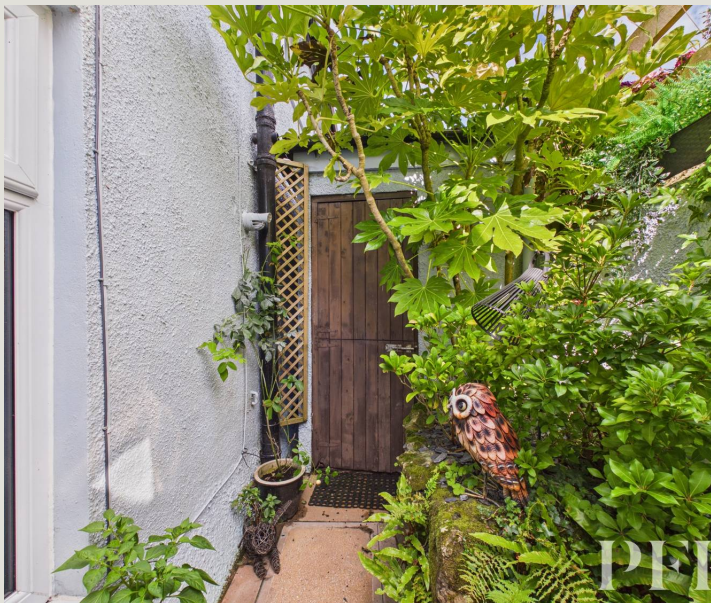
Window to front, storage cupboard and laminate flooring.



EXTERNALLY

Garden

The outside space is a genuine highlight of this charming home. A beautiful courtyard garden has been thoughtfully created as an extension of the living accommodation, with attractive seating area providing an atmospheric setting for morning coffee, relaxed summer evenings, outdoor dining and entertaining. Climbing flowers and planting add colour, texture and character, giving the courtyard a wonderfully intimate and established feel. There is a smaller outdoor area accessible from the rear porch/utility with useful storage shed.



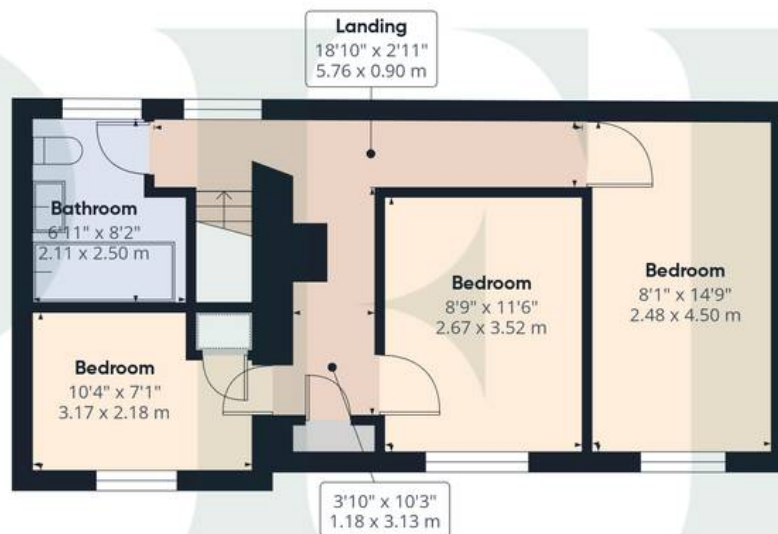


Floor 0

Approximate total area⁽¹⁾

1072 ft²

99.6 m²



Floor 1

(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.

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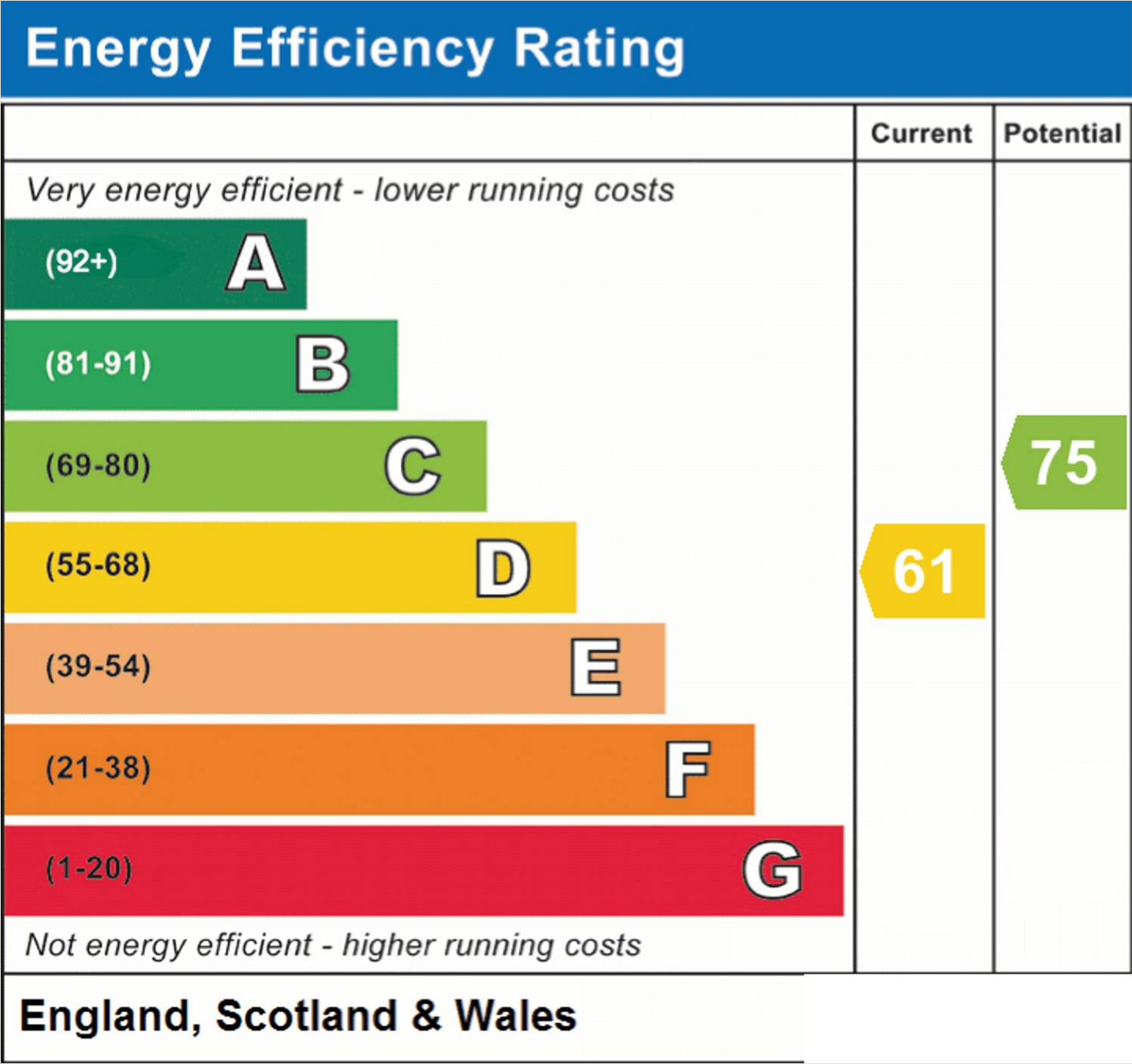
ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. Includes electric vehicle EV charging point. Outdoor electricity point and outdoor tap. 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.

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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