



2 Mount Pleasant, Irton, Holmrook, CA19 1TB

Offers Over **£350,000**

PEK

2 Mount Pleasant

The Property:

A detached Lakeland cottage set in a peaceful rural position within the Lake District National Park, surrounded by approximately two acres of private grounds. The property has been carefully improved and is now presented in good order throughout, offering a calm and settled home in a highly sought after setting.

The accommodation includes two reception rooms with a multifuel stove and an open fireplace, a solid wood kitchen, two well proportioned double bedrooms and a spacious bathroom.

The grounds include a sheltered courtyard garden, open meadow and areas of established woodland arranged around a distinctive granite outcrop. The setting is notably quiet and private, with open space, fresh air and minimal neighbouring properties.

The property sits within the Lake District National Park, with easy access to open countryside, coastal walks and nearby beaches, while remaining well placed for local villages, towns and transport links.

The property benefits from LPG central heating, a multifuel stove and an open fireplace.





2 Mount Pleasant

Location & directions:

Mount Pleasant offers unparalleled tranquility with only one neighbouring property in proximity. Situated on a quiet road and enveloped by open fields, it serves as a perfect Lake District haven. The golden sands of Drigg beach and Seascale lie to the west, while the majestic Scafell Pike – the highest peak in England – rises to the east. The nearby village of Eskdale Green and Santon provides local amenities, including shops and the charming Woodland Café, while the coastal village of Ravenglass, with its scenic estuary, is just a stone's throw away.

Directions

The property can be located using the postcode CA19 1TB and identified by a PFK for sale board, or alternatively by using [What3words///agreeable.actor.rocks](#)



- **Detached cottage with original features**
- **Flexible accommodation incl 2/3 bedrooms & adaptable lounge**
- **Set in approx 1.8 acres of gardens & land**
- **Close to fells, lakes & coast, ideal for outdoor enthusiasts**
- **Tenure: Freehold**
- **Council Tax: Band E**
- **EPC rating G**

ACCOMMODATION

Reception Room

12' 1" x 14' 6" (3.68m x 4.43m)

Accessed via traditional wooden entrance door. A characterful, front aspect reception room with stairs to the first floor, traditional open fireplace, solid oak flooring, radiator, and door into the kitchen.

Kitchen

8' 10" x 12' 0" (2.70m x 3.65m)

A dual aspect kitchen, fitted with a range of traditional shaker style, solid wood base units with matching work surfacing, comprising Belfast sink with mixer tap. Space for freestanding cooker and fridge, plumbing for dishwasher, and space for a small table and chairs. Wall mounted shelving, quarry tiled flooring, radiator, door into reception room 2/potential bedroom 3 and further wooden door out to the rear courtyard area, gardens and land.

Reception Room 2

11' 10" x 12' 0" (3.61m x 3.65m)

A bright and characterful, dual aspect reception room, with wood burning stove set in an attractive wood surround with brick inset and sandstone hearth, solid oak flooring, radiator and door into a small storage area.

FIRST FLOOR LANDING

With rear aspect window and doors to the first floor rooms.

Bedroom 1

11' 8" x 11' 6" (3.56m x 3.50m)

A generous front aspect double bedroom with original fireplace, radiator and exposed floorboards.

Family Bathroom

9' 0" x 9' 10" (2.74m x 3.00m)

Fitted with a three piece suite comprising high level WC, wash hand basin and freestanding rolltop bath, original feature fireplace, obscured front aspect window, part tiled walls.





Bedroom 2

13' 9" x 13' 0" (4.18m x 3.96m)

A bright and spacious, dual aspect double bedroom with attractive original fireplace, radiator and exposed wooden floorboards.

EXTERNALLY

Garden

The property benefits from a beautiful lawned garden to the front with pathway leading up to the entrance door and continuing around to the rear to give access to the land and also into the courtyard directly to the rear of the house. To the side of the property, double gates give vehicular access to a substantial parking area for multiple vehicles. To the rear, there is an enclosed courtyard area which gives access into a detached stone outbuilding, currently divided into two rooms, one being currently utilised as a laundry room (5.14m x 2.15m), with the other being used for storage purposes (2.51m x 2.14m). The grounds continue to the side and rear of the property, extending to approx 2 acres and including a mix of recreational land and wooded area.







Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1059.05 ft²
98.39 m²

Reduced headroom

8.45 ft²
0.78 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE 360



Floor 0 Building 2

ADDITIONAL INFORMATION

Services

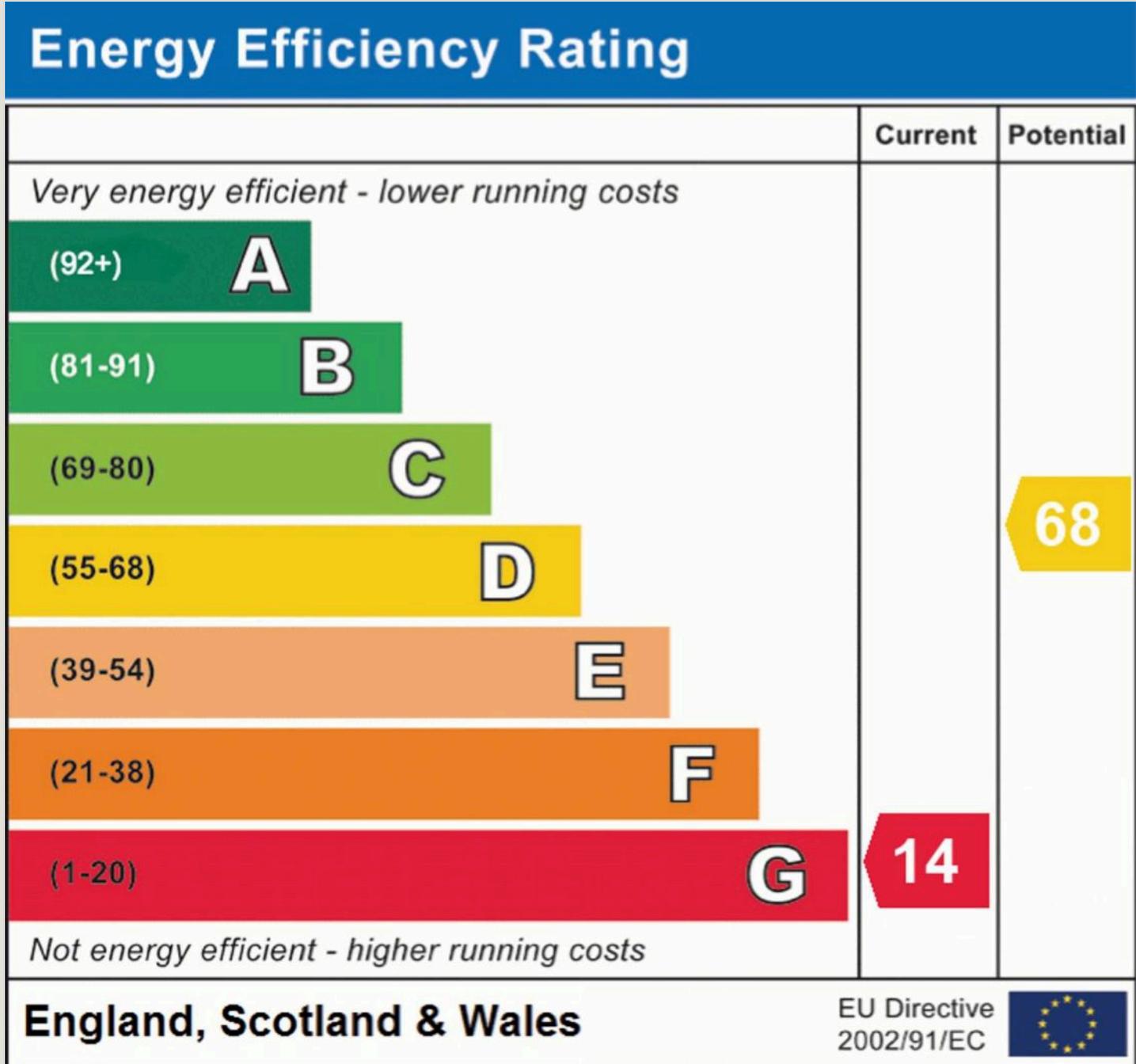
Mains electricity, water & septic tank drainage. LPG gas heating and double glazing installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

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 : Naphthens 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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