



**Gardeners Cottage, Eskdale, Holmrook, CA19 1TY**

Guide Price £475,000

**PFK**

# Gardeners Cottage

## The Property:

Hidden away along the enchanting Giggle Alley in Eskdale Green, this beautifully renovated 2/3 bedroom semi detached character cottage enjoys an idyllic woodland setting. Surrounded by trees and countryside, the property offers a real sense of privacy and calm, with birdsong and the gentle sound of leaves providing a relaxing backdrop, ideal for those looking to enjoy a slower pace of life in the Lake District.

The current owners have completed a comprehensive renovation and thoughtful extension, transforming the cottage into a superb, move in ready home. The standout feature is the stunning open plan kitchen/family room, created by linking the original cottage with its former outbuildings. With a double height sloping ceiling over the dining area and patio doors opening directly onto the garden, it's a wonderful space for entertaining and everyday living. A cosy lounge with open fire and patio doors provides an inviting reception space, while a large utility room and stylish ground floor shower room add everyday practicality. A further reception room on the ground floor works perfectly as a snug or home office, offering flexibility for modern lifestyles without compromising the cottage's layout. This room also offers potential to be used as a ground floor bedroom for a dependent relative, given its closeness to the shower room.



## Gardeners Cottage

The property continued....

Upstairs, there are two generous double bedrooms and a contemporary bathroom with an elegant four piece suite. Outside, the property benefits from driveway parking for one to two cars and a delightful south facing enclosed garden.

Currently used as a second home and offered with no onward chain, this charming cottage would suit couples, families, those relocating, or buyers seeking a peaceful retreat or potential holiday let in one of the Lake District's most tranquil village settings.

- **Character cottage on Giggle Alley in Eskdale Green**
- **Beautifully renovated & extended, offering spacious, open plan living**
- **No onward chain**
- **Peaceful woodland setting**
- **Ideal for couples, families & relocation**
- **EPC Rating TBC**
- **Council Tax Band D**
- **Tenure: Freehold**





## Gardeners Cottage

### Location & directions:

Giggle Alley is a quiet, characterful lane tucked away within Eskdale Green, prized for its charm, privacy and natural beauty. Lined by woodland and close to open countryside and the fells, it offers a wonderfully tranquil setting while remaining part of a welcoming village community. It's an idyllic spot for those seeking calm surroundings with easy access to some of the Lake District's most spectacular scenery and walking routes.

### Directions

The property can be located on Giggle Alley, using either CA19 1TY or  
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## ACCOMMODATION

### Entrance Hallway

Approached via composite door. Stairs leading to first floor accommodation, stone floor, radiator and doors to lounge and dining kitchen.

### Living Room

13' 10" x 13' 3" (4.22m x 4.03m)

Bright dual aspect reception room with window to front and patio doors opening to the garden. Open fire set in traditional fireplace, radiator.

### Kitchen

18' 3" x 8' 6" (5.57m x 2.58m)

Beautiful open plan kitchen/family room great for entertaining. The kitchen itself is fitted with a range of modern matching wall and base units with contrasting worksurfacing incorporating inset 1.5 bowl stainless steel sink. Space for range style cooker and fridge/freezer. Integrated dishwasher. Dual aspect windows to front and rear elevations, understairs open pantry, tiled flooring. Opening to the dining area.

### Dining Area

14' 9" x 9' 2" (4.49m x 2.80m)

Part sloped ceiling with Velux windows, patio doors opening to the garden and further front entrance door. Access to the utility room and inner hallway which leads to a second reception room and shower room.

### Utility Room

7' 11" x 7' 3" (2.42m x 2.21m)

Fitted with matching wall and base units with contrasting worksurfacing incorporating a stainless steel sink and drainer. Plumbing for a washing machine and tumble dryer. Radiator. Access to boiler room.

### Inner Hallway



### **Shower Room**

8' 8" x 5' 3" (2.64m x 1.60m)

Fitted with a modern three piece suite comprising close coupled WC, wash hand basin and walk in shower with mains rainfall shower. Velux window, tiled splashbacks and laddered radiator.

### **Office/Snug**

13' 6" x 8' 2" (4.12m x 2.50m)

Flexible room which could be used as a snug or home office. Sloped ceiling with two Velux rooflights, window to front elevation and radiator.

### **FIRST FLOOR LANDING**

#### **Bedroom 1**

14' 0" x 13' 2" (4.26m x 4.02m)

Large dual aspect bedroom, with radiator and feature fireplace.

#### **Bedroom 2**

11' 10" x 9' 1" (3.61m x 2.78m)

Double bedroom with window and radiator.

#### **Bathroom**

8' 8" x 6' 4" (2.65m x 1.93m)

Fitted with modern white suite comprising close coupled WC, wash hand basin, panelled bath and walk in shower with mains rainfall shower. Tiled splashbacks, obscured window and laddered radiator.





## EXTERNALLY

### Garden

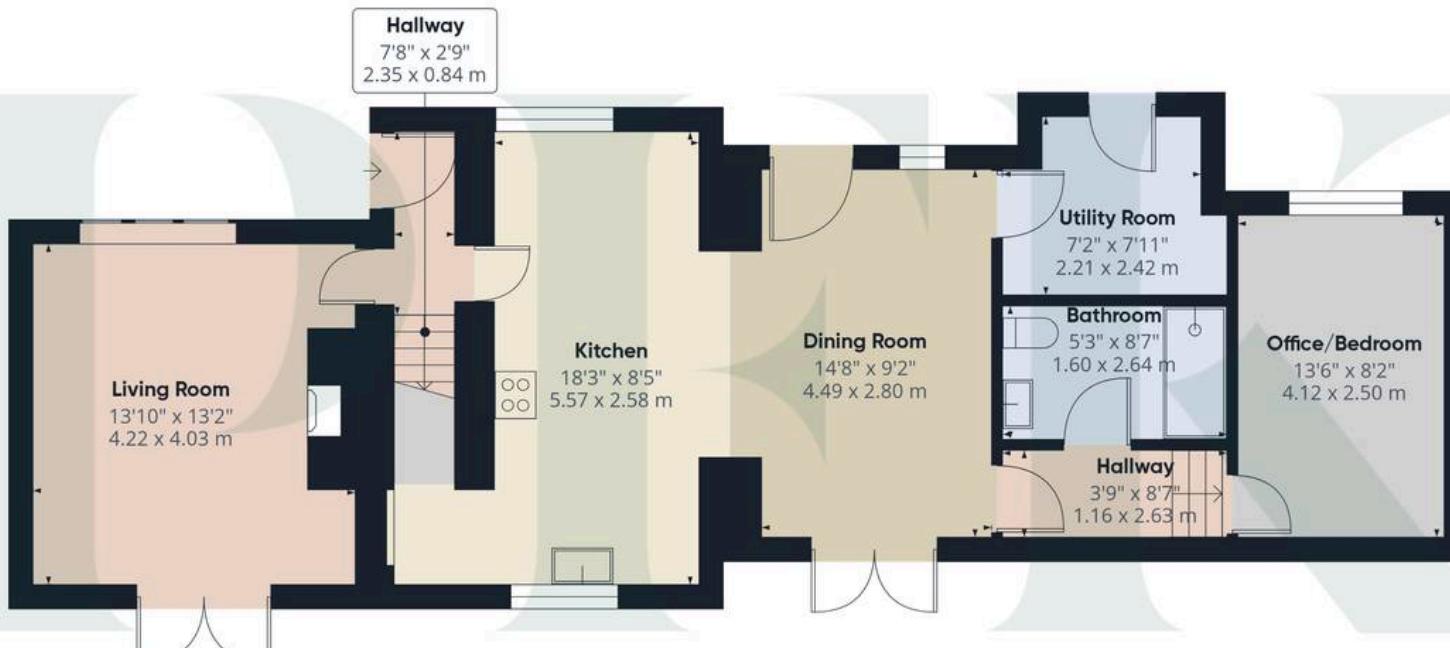
There is a low maintenance courtyard garden to the rear of the property with well stocked borders and patio area.

### DRIVEWAY

#### 2 Parking Spaces

The property benefits from driveway parking to the front for up to 2 cars.

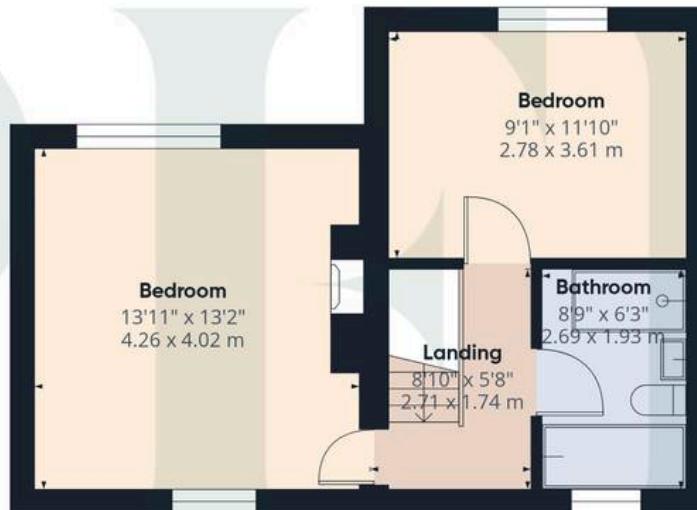




Approximate total area<sup>(1)</sup>

1154 ft<sup>2</sup>

107.2 m<sup>2</sup>



(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.



## ADDITIONAL INFORMATION

### Services

Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. 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.

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