



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

Guide Price £475,000

PFK



# Gardeners Cottage

## The Property:

Hidden away along the enchanting Giggie 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 Giggie 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 [W3W///alerting.defensive.firmly](https://www.alerting.defensive.firmly)





## 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)

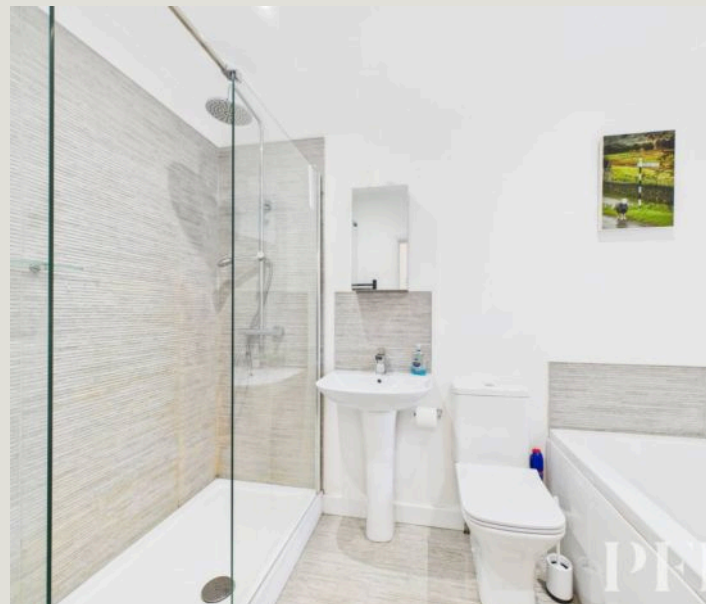
Part sloped ceiling with Velux windows, patio doors opening to the garden and further front entrance door. Access to the utility room and inner hallway which leads to a second reception room and shower room.

### 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.

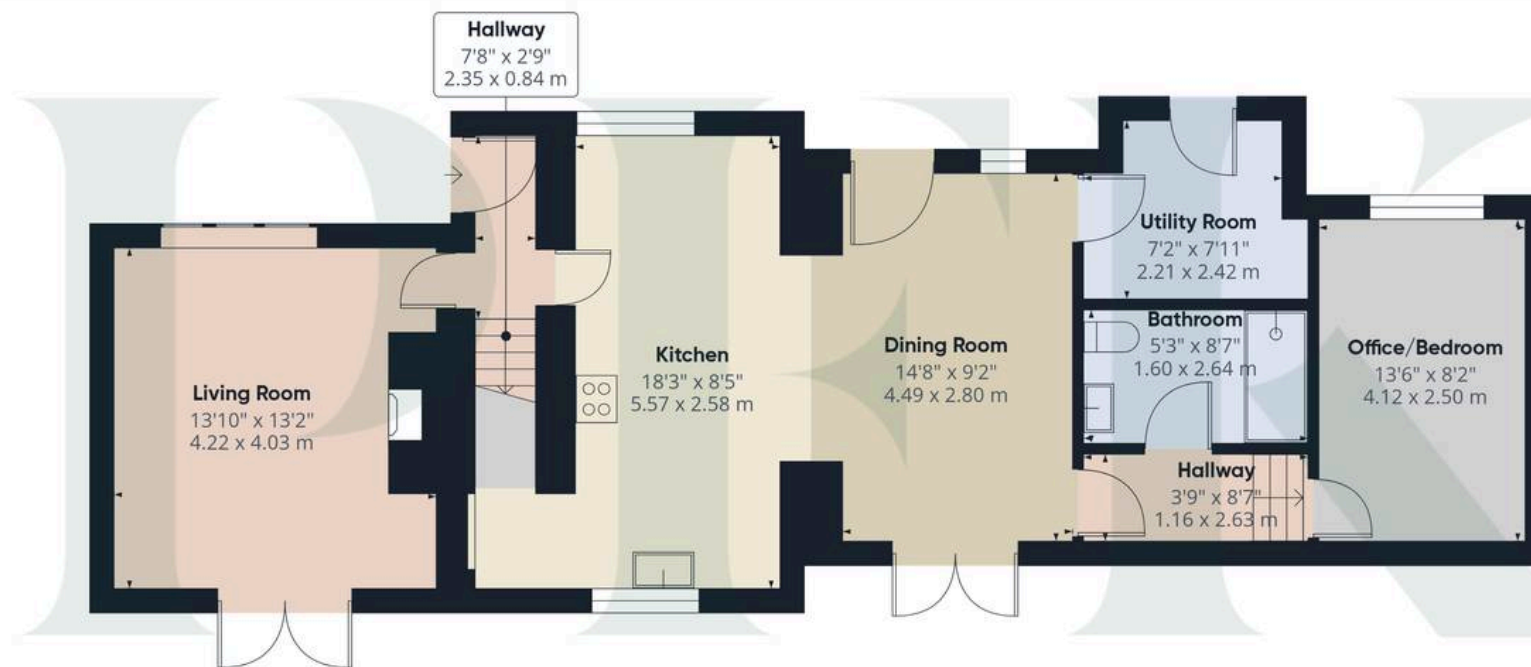
### DRIVEWAY

2 Parking Spaces

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





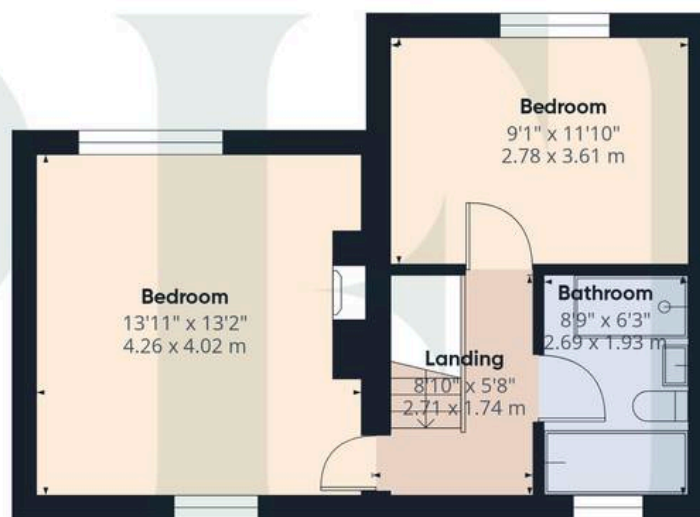


Floor 0

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

1154 ft<sup>2</sup>

107.2 m<sup>2</sup>



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.

GIRAFFE360



## 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.

### 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): £120 to £210 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. • EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only. • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.







## PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

[cockermouth@pfk.co.uk](mailto:cockermouth@pfk.co.uk)

[www.pfk.co.uk/](http://www.pfk.co.uk/)

# PFK

