



## 7 Dalegarth Cottages, Boot, Holmrook CA19 1TF

Guide Price £225,000

PFK



# 7 Dalegarth Cottages

## The Property:

Located in the charming hamlet of **Dalegarth, Eskdale**, this beautifully refurbished **mid-link cottage** enjoys a truly unique setting with the **Ravenglass and Eskdale Railway** – affectionately known as *The Ratty* – running just alongside. From the doorstep, you can watch the steam trains pass by, framed against the backdrop of stunning open countryside. Offering a perfect blend of charm and modern comfort, the property is **ready to move into** or start taking holiday bookings immediately, making it an ideal **second home, holiday let, or low maintenance first home**. With **no onward chain**, it is ready for its new owners to enjoy straight away.

The cottage has been **refurbished throughout** to a high standard, creating a light, fresh, and welcoming interior. The ground floor features a cosy lounge, perfect for relaxing after a day exploring the Lakes, a modern kitchen with stylish finishes, and a well appointed bathroom. Upstairs, there are **two double bedrooms**, both generously sized and offering lovely views over the surrounding countryside.

Externally, the property benefits from a **small front garden** where you can sit and enjoy the passing steam trains, while the **rear garden** offers additional outdoor space for entertaining or relaxation. Parking is conveniently available nearby. The cottage's location is truly special – nestled in the **Eskdale Valley**, surrounded by endless walking trails, open fells, and scenic beauty. With its unbeatable combination of setting, charm, and modern finish, this is a rare opportunity to acquire a property in one of the Lake District's most unique and peaceful locations.







## 7 Dalegarth Cottages

### Location & directions:

The cottage is perfectly located in the charming hamlet of Dalegarth, a gateway to the stunning Eskdale valley in the western Lake District. Its unique position alongside the Ravenglass and Eskdale Railway – one of the area's most popular heritage attractions – adds to the charm, offering the chance to see steam trains meander through the countryside daily. Nearby, the village of Boot provides a selection of traditional pubs, while the coastal village of Ravenglass is just a short drive away, offering further amenities, a picturesque estuary, and connections to the main rail line. For outdoor enthusiasts, the area is a haven, with walking trails leading to iconic fells such as Scafell Pike and attractions like Stanley Ghyll waterfall and Muncaster Castle close by. Local shops, schools, and services can be found in Gosforth and Egremont, while the nearby coastline provides sandy beaches and scenic views.

### Directions

The property can be located using the postcode CA191TF, or alternatively by using [What3words](#) `////////boarded.rush.reckons`

- **2 bedroom character cottage**
- **Council Tax: Band C**
- **Tenure: Freehold**
- **EPC rating D**





## ACCOMMODATION

### Entrance Porch

4' 0" x 4' 6" (1.21m x 1.38m)

Accessed via part glazed UPVC door with a glazed wooden door giving access into the lounge.

### Lounge

13' 1" x 12' 6" (3.98m x 3.80m)

A front aspect reception room enjoying views over the garden towards the fells. With open fire set in a traditional surround, radiator and door to the inner hallway.

### Inner Hallway

With stairs to the first floor and door into the kitchen.

### Kitchen

13' 1" x 9' 1" (3.99m x 2.78m)

Fitted with a range of recently installed, matching wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap. Integrated electric oven with hob and extractor over, plumbing for undercounter washing machine and space for small dining table and chairs. Large understairs storage cupboard, wall mounted central heating boiler, radiator, wood effect flooring and steps leading up to the rear hallway.

### Rear Hallway

With door to the bathroom and part glazed UPVC door leading out to the rear garden.

### Bathroom

6' 0" x 6' 11" (1.84m x 2.10m)

Fitted with a newly installed white three piece suite comprising low level WC, wash hand basin and panelled bath with electric shower over. PVC panelled walls, radiator, wood effect flooring and obscured rear aspect window.





## FIRST FLOOR LANDING

With doors giving access to both bedrooms.

### Bedroom 1

13' 2" x 12' 8" (4.02m x 3.86m)

A front aspect double bedroom with radiator and enjoying views over 'The Ratty railway' towards the western fells.

### Bedroom 2

13' 1" x 9' 4" (3.98m x 2.84m)

A rear aspect double bedroom with radiator and large overstairs storage cupboard.

## EXTERNALLY

### Front Garden

The property benefits from an enclosed garden area to the front which will be a great place for outdoor entertaining, enjoying superb views towards the fells.

### Rear Garden

To the rear, there is an open patio area. Steps lead up to a further private garden area which, although not owned by the property, can be used under licence from the landowner. Interested parties are advised that no improvements are permitted to this additional area which the landowners intend to tidy prior to completion of a sale.

### Offstreet

1 Parking Space

Allocated parking.







## ADDITIONAL INFORMATION

### Drainage

We have been informed that drainage to the property is by way of a shared sewage treatment plant and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

### Service Charges

A Management Company is currently in the process of being set up to oversee any shared costs. An annual service charge of approximately £700 is payable, and this fee includes costs for maintenance, servicing and emptying of the sewage treatment plant, maintenance of the road and car park, electricity for exterior lighting and to the treatment plant, and maintenance to the land beyond the footpath to the rear.

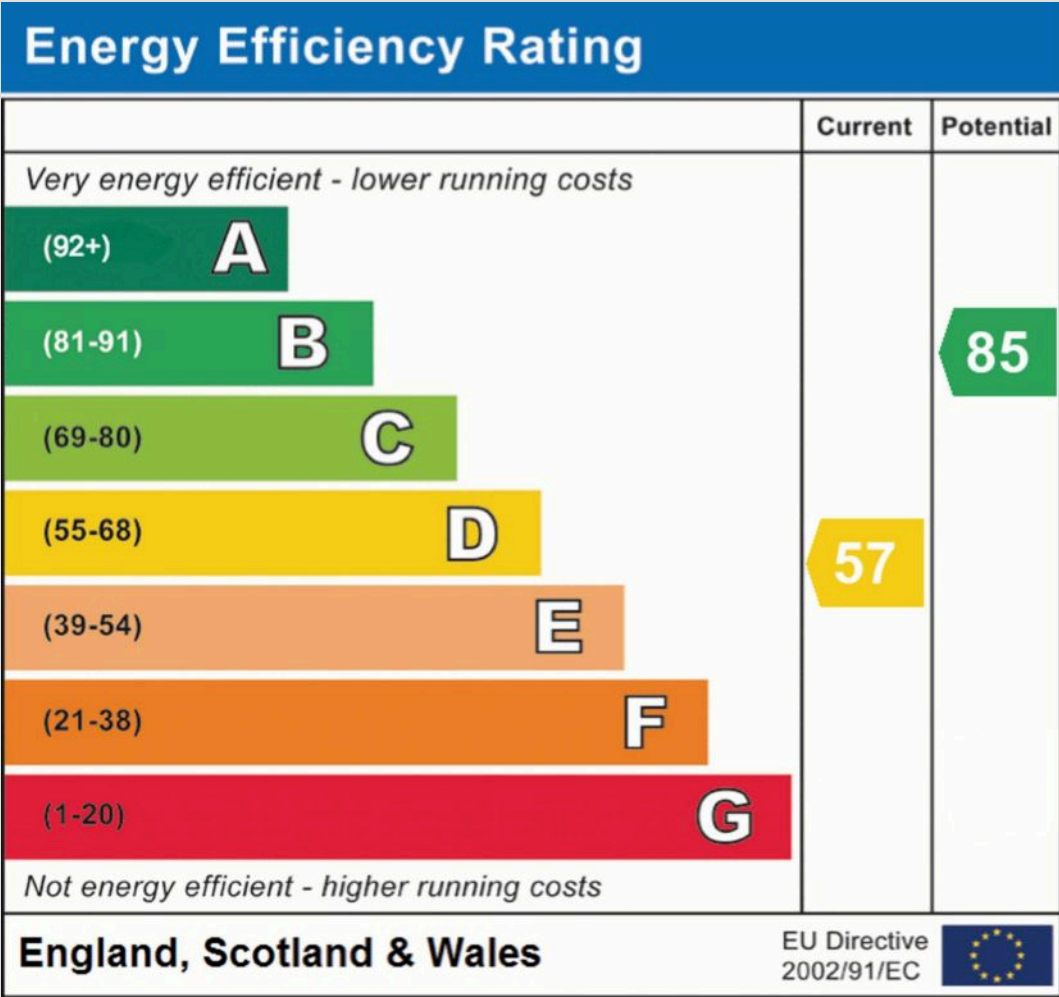
### Referral & Other Payments

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 : Napthens 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.

### Services

Mains electricity, water & drainage by way of a sewage treatment plant (serving all 9 properties in the terrace). Oil fired central 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.









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