



Poles Inn Cottage, Holmrook, CA19 1UH
Guide Price £245,000

PFK

Poles Inn Cottage

The Property:

Poles Inn Cottage is a unique and deceptively spacious three bedroom semi-detached home, occupying a central position right in the heart of Holmrook village. Offered with no onward chain, the property provides versatile accommodation and a surprisingly generous amount of outside space.

The accommodation briefly comprises an entrance porch and hallway, large lounge with log burning stove, ground floor bedroom, wet room and a spacious kitchen/diner. To the first floor are two further double bedrooms and a family bathroom.

Outside, the property benefits from driveway parking for two vehicles and a paved rear courtyard, beyond which the garden rises over two tiers. The garden is a lovely mix of patio and lawn, with mature hedging, fruit trees and established perennial planting providing a good degree of privacy and character. There is also a sandstone outbuilding, currently utilised as a laundry room, providing useful additional space.

A particularly interesting property in a convenient village location, with the accommodation being larger than might initially be expected from its external appearance.





Poles Inn Cottage

Location:

Holmrook is a small and picturesque village on the western edge of the Lake District, situated within the National Park and surrounded by some of the most dramatic scenery in Cumbria. The village is well placed for exploring the western Lake District, with the fells, valleys and coastline all within easy reach. The nearby Ravenglass coast offers beautiful coastal walks, while the village is also conveniently positioned for access to Wasdale, Eskdale and the western fells. Despite its rural setting, Holmrook has useful local amenities and good road links to neighbouring villages and towns. With its combination of stunning scenery, peaceful surroundings and excellent access to both the coast and mountains, Holmrook is an appealing location for those looking for a rural lifestyle in the western Lake District.



- 3 bedroom cottage
- Centrally located within the village
- Downstairs bedroom & wet room
- Tiered garden
- Sandstone outhouse
- EPC rating D
- Council Tax: Band C
- Tenure: Freehold

ACCOMMODATION

Entrance Porchway

4' 8" x 5' 0" (1.41m x 1.53m)

Hallway

Lounge

12' 4" x 15' 7" (3.76m x 4.74m)

A spacious reception room with two double glazed windows to the front, with understairs storage cupboard.

Dining Kitchen

13' 7" x 20' 3" (4.13m x 6.17m)

Fitted with wall and base units, incorporating a sink unit, appliances and dining area along with storage cupboards and windows to each elevation.

Bedroom 1

8' 11" x 9' 5" (2.71m x 2.87m)

Downstairs bedroom with dual windows to rear.

Wet Room

5' 11" x 5' 11" (1.81m x 1.80m)

Modern wet room with WC, wash hand basin, walk-in shower enclosure and useful built-in shelving.

FIRST FLOOR

Landing

With loft access and storage cupboards.

Bedroom 2

15' 3" x 8' 8" (4.64m x 2.64m)

Front facing double bedroom.

Bedroom 3

14' 3" x 10' 4" (4.34m x 3.15m)

Rear facing double bedroom with useful built-in storage.





Bathroom

7' 8" x 7' 6" (2.34m x 2.28m)

Modern three piece bathroom suite comprising bath with shower over, WC and wash hand basin, with an obscured side window, useful storage cupboard housing the boiler, and heated towel rail.

EXTERNALLY

Garden

A paved rear courtyard leads onto a tiered garden arranged over two levels, offering a lovely mix of patio and lawn. Mature hedging, fruit trees and established greenery. There is also a useful sandstone outbuilding, currently used as a laundry room.

Driveway

2 Parking Spaces

Directions:

The property can easily be found in the centre of Holmrook village using the postcode CA19 1UH. It is located directly next door to Tynedale Stores. Alternatively, the property can be located using the What3Words reference: [///glove.lazy.syndicate](https://www.what3words.com////glove.lazy.syndicate).



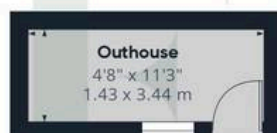




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1089 ft²

101.2 m²

Reduced headroom

23 ft²

2.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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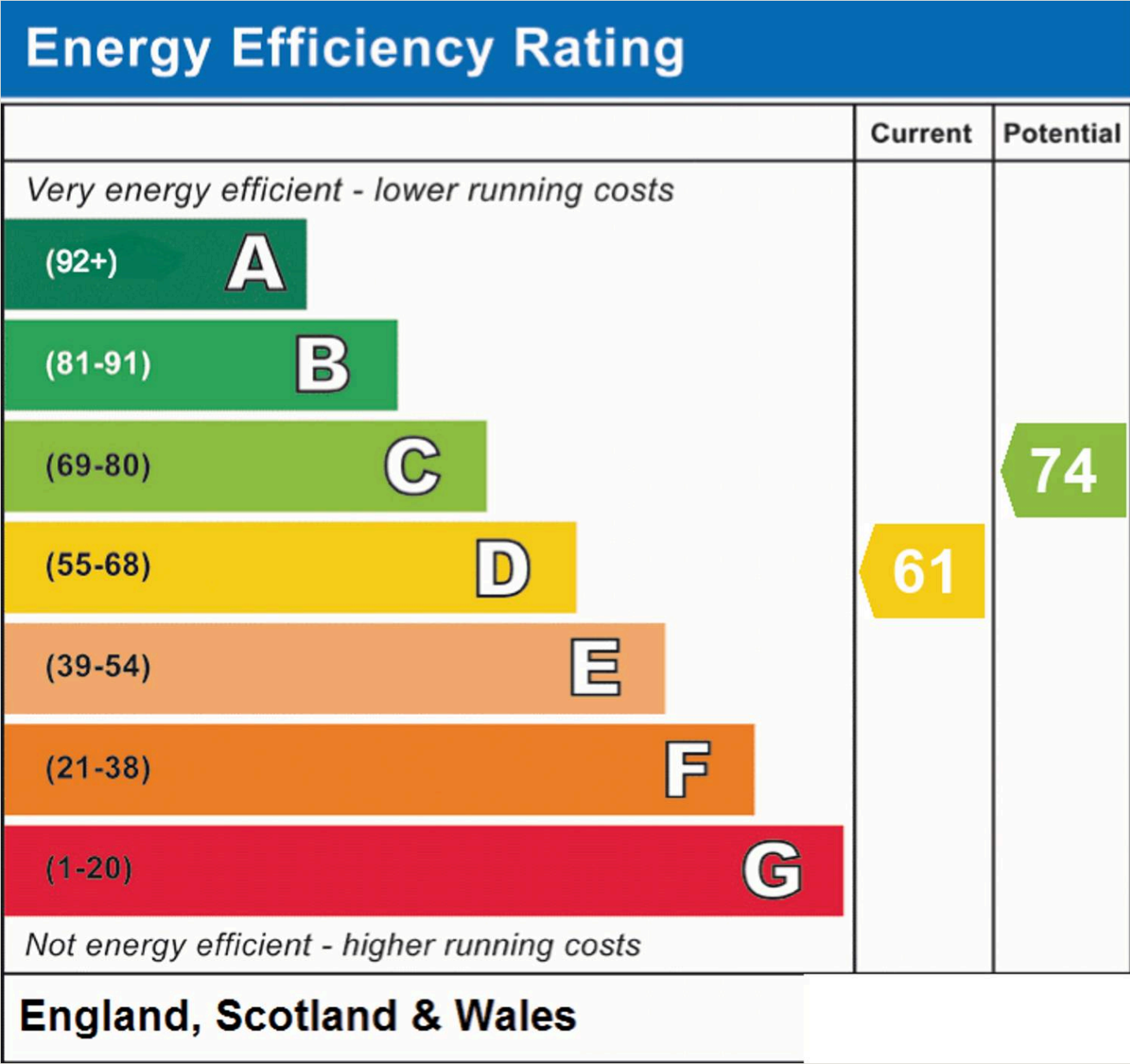
ADDITIONAL INFORMATION

Services

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

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