



2

Bedrooms



2

Bathrooms















## **Property Description - Charming 2-Bedroom Cottage in Santon Village, Holmrook – A Cosy Lake District Retreat or Successful Holiday Let**

Nestled in the heart of the picturesque Santon Village, Holmrook, this delightful 2-bedroom, 2-bathroom cottage presents a rare opportunity to acquire a property that perfectly blends traditional character with modern comforts. Currently run as a successful holiday let, the cottage also offers tremendous potential as a cosy permanent home or an idyllic Lake District weekend retreat.

Upon entering, you are greeted by a welcoming reception room, where a traditional fireplace serves as the focal point and creates a warm, inviting space for relaxing evenings or entertaining friends. The well-appointed kitchen-diner offers ample space for dining and socialising, featuring modern appliances while maintaining the charm of a classic cottage environment. Its versatile layout allows for seamless entertaining or quiet family meals.

The property boasts two generously proportioned bedrooms. The master bedroom is particularly charming, with exposed beams adding character and a cosy, tranquil ambiance. Both bathrooms are modern and thoughtfully designed, with one featuring a relaxing bathtub and the other a practical WC, catering perfectly for family living or hosting guests.

Full double glazing throughout ensures the cottage is warm, energy-efficient, and comfortable all year round. Outside, the property benefits from a well-tended garden, providing a peaceful retreat amid the stunning Cumbrian countryside. The garden combines lawn and patio areas, offering the perfect space for outdoor dining, morning coffee in the sunshine, or simply soaking up the serene surroundings.

Santon Village itself is renowned for its idyllic rural charm, yet is conveniently located within easy reach of local amenities and the spectacular landscapes of the Lake District National Park. Outdoor enthusiasts will appreciate the wealth of walking, cycling, and boating opportunities in the nearby lakes, while those seeking relaxation can enjoy the peace and tranquility that this beautiful part of Cumbria offers.

With its practical layout, essential appliances, and adaptable spaces, this cottage is a versatile property suited to a variety of lifestyles. Whether purchased as a thriving holiday let, a permanent home, or a weekend getaway, it offers the chance to own a slice of Cumbrian countryside steeped in charm and character. This is more than a home—it's a lifestyle, a retreat, and an investment opportunity rolled into one.

**Viewing is highly recommended to fully appreciate the combination of traditional charm, modern convenience, and unbeatable location that this exceptional cottage offers.**

**METHOD OF SALE** - The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

**VIEWING** - Strictly by arrangement with the Sole Agents:

**Mitchells Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ**

**Tel:** 01900 822016      **Email:** [info@mitchellsestateagency.co.uk](mailto:info@mitchellsestateagency.co.uk)

**SERVICES** - The property benefits from mains electricity, water and drainage is to a shared septic tank. Central heating is providing by electric storage heaters.

**VALUED ADDED TAX (VAT)** - VAT will be charged if applicable.



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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

907 ft<sup>2</sup>  
84.3 m<sup>2</sup>

Reduced headroom

150 ft<sup>2</sup>  
14 m<sup>2</sup>

(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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