



Cubben House, Irton, Holmrook, CA19 1XA

Guide Price £625,000

PFK

Cubben House

The Property:

Tucked away in an exceptionally private position on the edge of Miterdale Forest, Cubben House is a remarkable 16th century stone cottage set within approximately 1.75 acres of gardens and woodland, enjoying far reaching views across some of the Lake District's most dramatic landscapes. With Scafell Pike walkable directly from the door, this is a home that feels truly immersed in its surroundings, offering peace, space and a deep connection to nature.

Believed to be one of the oldest homes in the valley, Cubben House boasts a fascinating heritage, having been owned by the Lords of Irton Manor for over two centuries before passing to generations of Cumberland yeoman farmers. Today, the cottage has been thoughtfully restored to balance modern comfort with authentic period features, including exposed beams, stonework, deep set windows and original details throughout. The accommodation is versatile and welcoming, with characterful reception spaces, a beautifully styled country kitchen, flexible ground floor living, and generous bedrooms upstairs, each enjoying stunning outlooks across fell and woodland.



Cubben House

The property continued.....

Outside, the grounds are a true highlight, carefully arranged into lawns, seating areas and mature gardens that offer sun and shelter throughout the day. A raised terrace provides breathtaking panoramic views and an ideal spot for entertaining, while the rear gardens back directly onto woodland, alive with wildlife including red squirrels, deer and birds of prey. A stream runs along the boundary, enhancing the tranquillity, and a charming summer house, affectionately known as The Cubben Arms, offers a unique social space with power and a bar.

Currently operated as a successful holiday let, Cubben House presents a rare opportunity to acquire a historic Lakeland home with both lifestyle appeal and proven income potential.

- **Historic 16th-century detached stone cottage near Eskdale**
- **Set within approx 1.75 acres of gardens & woodland**
- **Successful holiday let with flexible living accommodation**
- **Exceptional privacy, wildlife rich setting & panoramic Lakeland views**
- **EPC Rating D**
- **Council Tax Band TBC**
- **Tenure: Freehold**



PFI

PFI



Cubben House

Location & directions:

Cubben House occupies a superb position near Eskdale, on the western side of the Lake District National Park, an area renowned for its dramatic scenery, quieter fells and strong sense of community. The property sits on the edge of Miterdale Forest, with immediate access to fell walking, woodland trails and mountain routes, including Scafell Pike, England's highest peak. Eskdale Green is just over a mile away and offers local amenities, a primary school and traditional village pubs, while Wasdale and Wastwater, England's deepest lake, lie close by, providing some of the most iconic views in the National Park. The west coast is under 15 minutes away, offering sandy beaches and coastal walks, while employment centres including Sellafield are within commuting distance, making this an ideal base for both full time living and investment.



Directions

The property can be located using either CA19 1XA or W3W://reefs.wagers.tonight

ACCOMMODATION

Entrance Porch

5' 4" x 3' 0" (1.63m x 0.91m)

Approached via traditional wooden entrance door. With part glazed door leading to the lounge.

Lounge

14' 9" x 15' 10" (4.49m x 4.82m)

Beautiful main reception room filled with character features including exposed ceiling timbers, inglenook fireplace with wood burning stove, window to front elevation with far reaching views, radiator, wood underfloor heating and doors to dining room, kitchen and inner hallway.

Dining Room

14' 9" x 8' 11" (4.50m x 2.71m)

Bright reception room with dual aspect windows providing an excellent outlook to the front and side of the property with far reaching views towards Muncaster and Birker Fell. Exposed ceiling timbers, radiator and exposed solid wood floorboards.

Kitchen

8' 6" x 12' 6" (2.60m x 3.82m)

Farmhouse style kitchen fitted with a range of matching wall and base units, with complementary wooden worksurfacing incorporating a Belfast sink, tiled splashbacks, space for range style cooker and fridge/freezer. Part sloped ceiling with 2 Velux windows, 2 quaint cottage windows to rear with beautiful views over the surrounding forest, tiled flooring. Opening to inner hallway.

Shower Room

5' 9" x 6' 1" (1.76m x 1.85m)

Fitted with traditional 3 piece suite comprising low level WC, wash hand basin set on vanity unit, panelled corner shower cubicle with mains rainfall shower. Chrome radiator, obscured window, Velux and exposed wooden flooring.



Inner Hallway

6' 8" x 4' 6" (2.04m x 1.36m)

Connecting to a ground floor bedroom and boasting its own access to the grounds to the front and rear, this would be a great space for a dependent relative as it is also located next to the shower room on the ground floor.

Ground Floor Bedroom

12' 10" x 13' 8" (3.92m x 4.16m)

A large double bedroom with triple aspect windows to front, side and rear elevations, with the latter offering stunning views over the property's grounds and surrounding woodland. Radiator and wood effect flooring.

Inner Landing

Access from the lounge into the inner hallway, with door to the bathroom, and stairs leading to the first floor accommodation.

Bathroom

6' 2" x 9' 3" (1.87m x 2.82m)

Fitted with traditional 3 piece suite comprising low level WC, wash hand basin set on vanity unit and roll top bath, cast iron radiator, window and exposed wooden flooring.

FIRST FLOOR LANDING

Bedroom 2

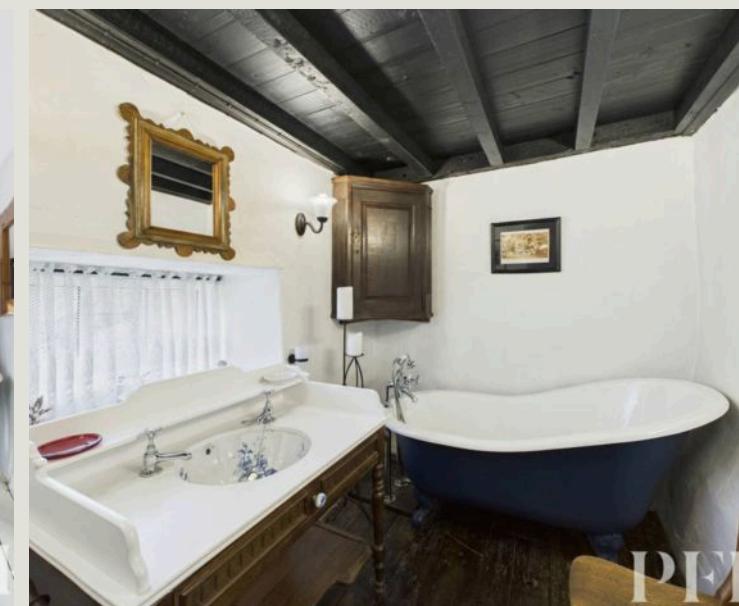
11' 6" x 12' 7" (3.51m x 3.83m)

Large double bedroom with window providing stunning views, radiator, storage cupboard and door to ensuite WC.

WC

3' 4" x 5' 2" (1.02m x 1.58m)

Fitted with concealed cistern WC, wash hand basin set on traditional vanity unit.



Bedroom 3

15' 1" x 9' 1" (4.61m x 2.78m)

Large double bedroom with window to side offering lovely views over the surrounding countryside, radiator and wooden flooring.

Bedroom 4 / Office or Store

9' 8" x 6' 4" (2.95m x 1.92m)

Currently used as a store room but large enough to accommodate a single bed and has previously been used as a bedroom.



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EXTERNALLY

Garden

The grounds surrounding Cubben House extend to approximately 1.75 acres and have been thoughtfully arranged to create a series of distinct outdoor spaces, each designed to make the most of the setting, sunlight and exceptional views. Sweeping lawns, stone edged terraces and established planting provide areas for both relaxation and entertaining, while a raised patio enjoys an elevated outlook across the surrounding fells and woodland, offering a wonderfully private setting for alfresco dining and social gatherings. Mature granite walling, rockery gardens and gently sloping lawns add character and structure, with the front gardens enjoying far reaching panoramic views and the rear grounds merging seamlessly into mixed woodland. This sheltered backdrop creates a peaceful haven rich in wildlife, including red squirrels, deer and a wide variety of birdlife. A natural stream runs along the boundary, its gentle flow adding to the sense of calm and seclusion. Completing the outdoor offering is a characterful summer house, affectionately known as The Cubben Arms, complete with power and a bar, an ideal space for socialising or unwinding.

DRIVEWAY

5 Parking Spaces

Gated access leads to a private driveway with parking for several vehicles and ample space for turning.

DOUBLE GARAGE

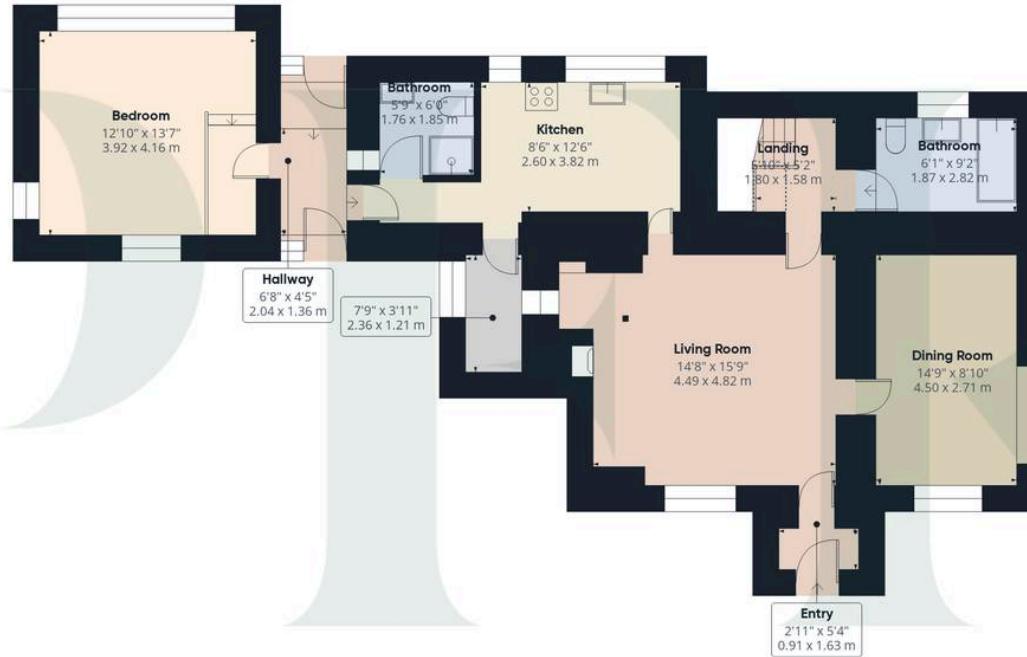
2 Parking Spaces

A detached double garage offers further parking and also benefits from having electricity connected.



PFI





Floor 0



ADDITIONAL INFORMATION

Services

Mains electricity. Oil central heating and double glazing installed throughout. Private drainage via septic tank. Water is supplied from a local spring and gravity feeds into a holding tank where it is then pumped to the property and fed through both a string and UV filter. Broadband is available at the property, currently supplied by Starlink with speeds up to 220Mbps. 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.

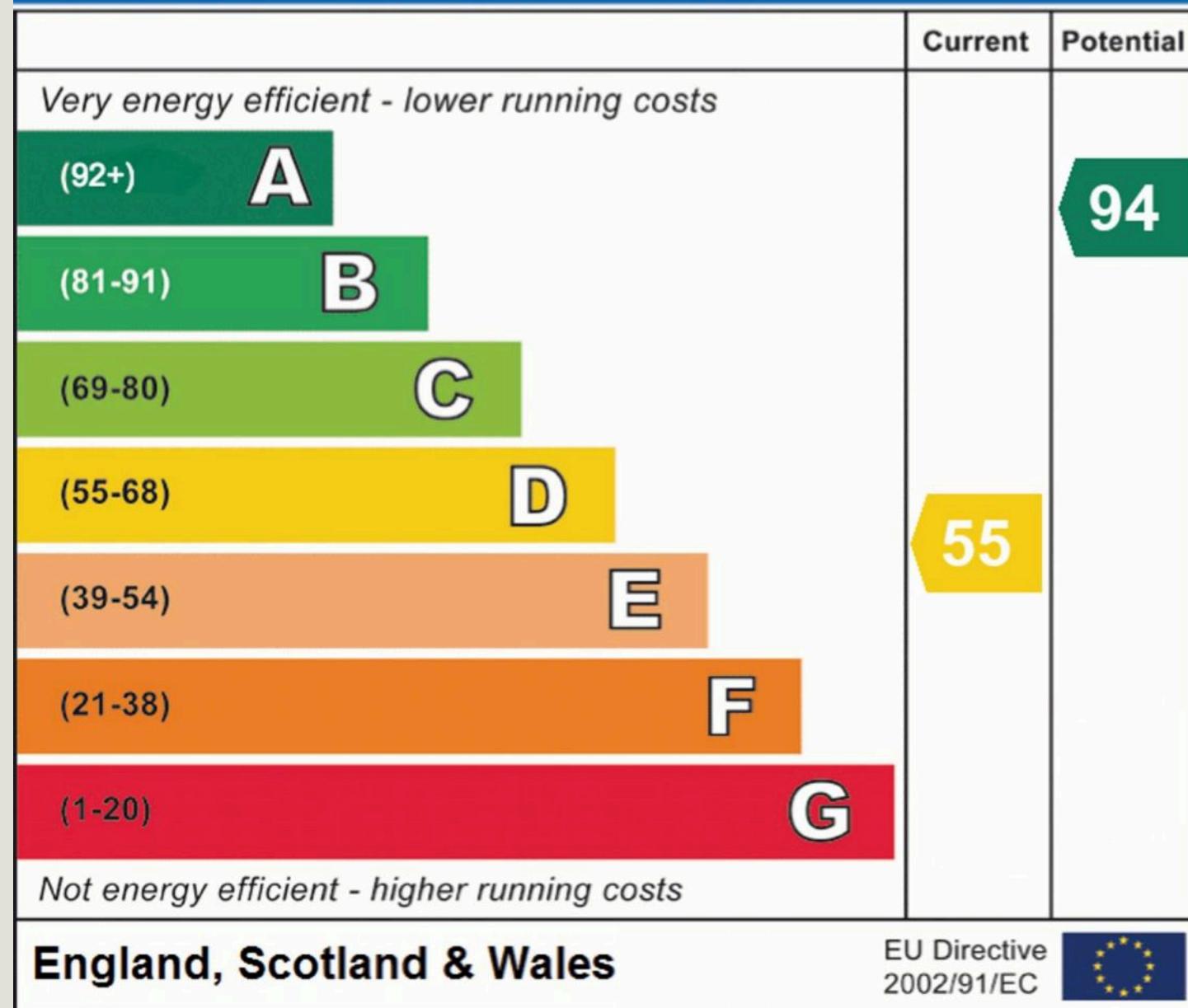
Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020. The seller advises that the septic tank was surveyed in 2025. The discharge complied with the General Binding Rules for small sewage discharges.

Referral Fee Disclosure

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Energy Efficiency Rating





PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria – CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

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