

# 3 Randle How, Eskdale, Holmrook, CA19 1UA

**Guide Price** £325,000

PFK

# 3 Randle How

## The Property:

Occupying a stunning elevated position in the heart of Eskdale Green, a charming two bedroom character cottage boasting far reaching fell views and enchanting gardens that are every bit as special as the setting itself. With many attractive traditional features and a wonderful sense of peace and privacy, this inviting home offers an opportunity to enjoy life in one of the Lake District's most picturesque settings. Currently enjoyed by the owners as a second home and holiday let, the cottage is presented ready to move into, making it an appealing prospect for those seeking a peaceful retreat, a holiday home or a permanent move to this beautiful part of Cumbria. The accommodation begins with an entrance porch leading into a welcoming dining room, complete with a wood burning stove, while a separate sitting room features an open fire. A modern fitted kitchen and rear porch complete the ground floor, with two double bedrooms on the first floor, both enjoying impressive views across the surrounding fells, together with a first floor bathroom.

Without doubt, one of the property's most enchanting features is its exceptional garden and grounds. Extending to the side and rear of the cottage, the gardens rise beautifully behind the house, revealing a truly special setting that feels wonderfully connected to the surrounding landscape.







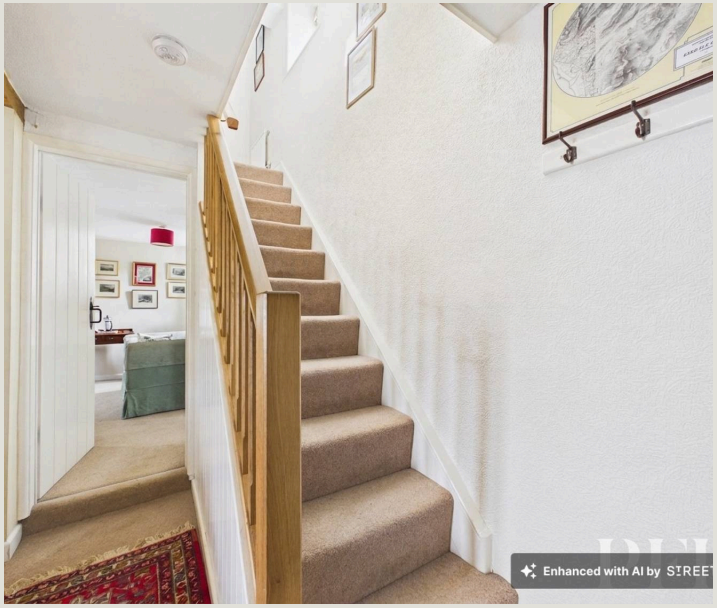

# 3 Randle How

## The property continued....

Carefully planted with an abundance of colourful flowers and established shrubs, the grounds offer year round interest, with magnificent rhododendrons, beautiful hydrangeas and attractive lawned areas creating a delightful succession of colour and texture throughout the seasons. The elevated lawns provide a series of wonderful vantage points from which to appreciate the outlook across Eskdale Green towards the dramatic western fells. As you wander further up the garden, the setting becomes increasingly captivating, with the cottage's rooftop sitting below you and the magnificent fell scenery opening out beyond. It is a remarkable backdrop for outdoor relaxation, gardening or simply sitting back and taking in the tranquillity of this special location. An additional gated access point adds further practicality to the grounds. Offroad parking to the front accommodates two vehicles, while a useful stone outbuilding provides valuable storage.

Whether you are looking for a charming second home, a peaceful holiday retreat or a permanent move to the heart of the Lake District, this delightful cottage offers a wonderful opportunity to enjoy the very best of Lakeland living. With its characterful accommodation, beautifully established gardens and extensive fell views, it is a home that captures the charm and tranquillity of its surroundings, with outdoor spaces that are truly something to behold.














# 3 Randle How

## Location & Directions:

Set in the peaceful Lakeland village of Eskdale Green, Randlehow enjoys a beautiful rural setting surrounded by spectacular fells, open countryside and some of the Lake District's finest walking country. The dramatic scenery of Eskdale and nearby Wastwater is within easy reach, making this an ideal base for walkers, outdoor enthusiasts and anyone seeking a quieter pace of life amid exceptional natural surroundings. The neighbouring villages of Gosforth and Seascale provide convenient access to everyday amenities and services, while the wider area offers a wonderful mix of countryside, coastline and traditional Lakeland communities.

**Directions**
The property can be located on Randlehow using either CA19 1UA or W3W///sedative.secure.require

- **Charming 2 reception, 2 bedroom character cottage**
- **Occupies a stunning elevated position in the Lakeland village of Eskdale Green**
- **Magical elevated gardens**
- **Tenure: Freehold**
- **EPC rating TBC**
- **Council Tax: Band TBC**

## ACCOMMODATION

**Entrance Porch**
Approached via a traditional entrance door, with small window overlooking the gardens to the rear. Door opening to dining room.

**Dining Room**
15' 9" x 9' 4" (4.80m x 2.85m)
Currently used as a dining room, with further entrance door to the front of the cottage, attractive wood burning stove, stairs leading to first floor accommodation. Door to Lounge.

**Sitting Room**
15' 7" x 9' 9" (4.75m x 2.98m)
A cosy sitting room complete with open fire set in traditional fireplace, a window to the front offers a pleasant outlook, there is a large understairs storage cupboard and door leading to the kitchen.

**Kitchen**
11' 9" x 7' 8" (3.58m x 2.34m)
A modern kitchen fitted with a range of matching wall and base units, with complementary work surfacing incorporating a 1.5 bowl stainless steel sink and drainer. Electric oven and hob with extractor over, plumbing for a dishwasher and space for undercounter fridge and freezer. A window to the rear offers pleasant views over the gardens, with a door leading to the utility porch.

**Utility Porch**
7' 5" x 2' 9" (2.27m x 0.83m)
Fitted with an area of worksurface, with plumbing for a washing machine below, oil fired boiler. Storage cupboard, window to front and side and part glazed door leads out to the gardens to the rear.








**FIRST FLOOR LANDING**

**Bathroom**
6' 6" x 6' 2" (1.98m x 1.89m)
Fitted with three piece white suite comprising close coupled WC, wash hand basin and panelled bath with shower over. Part tiled walls, window to rear overlooking the gardens, chrome radiator.

**Bedroom 1**
13' 0" x 11' 3" (3.97m x 3.43m)
Large double bedroom with window to front boasting beautiful views, large storage cupboard and original fireplace.

**Bedroom 2**
10' 0" x 9' 5" (3.06m x 2.87m)
Double bedroom with window to front offering a lovely outlook over surrounding fells and countryside, useful storage cupboard.














## EXTERNALLY

### Garden

The gardens and grounds are truly something special, providing an enchanting outdoor setting that elevates this charming cottage into a particularly appealing Lakeland home. Extending around the side and rear of the property, the grounds rise gently up the hillside, revealing a series of beautifully positioned lawned areas, established shrubs and colourful planting. The gardens have been thoughtfully nurtured, with magnificent rhododendrons, beautiful hydrangeas and an abundance of seasonal flowers bringing colour and interest throughout the year. As you make your way towards the upper reaches of the garden, the outlook becomes increasingly impressive, with the cottage's rooftop sitting below and the dramatic western fells stretching out beyond. This elevated vantage point creates a wonderfully immersive connection with the surrounding landscape, offering a peaceful spot to sit, unwind and appreciate the changing light across the hills. An additional gated access point adds practicality.

### Off street

2 Parking Spaces

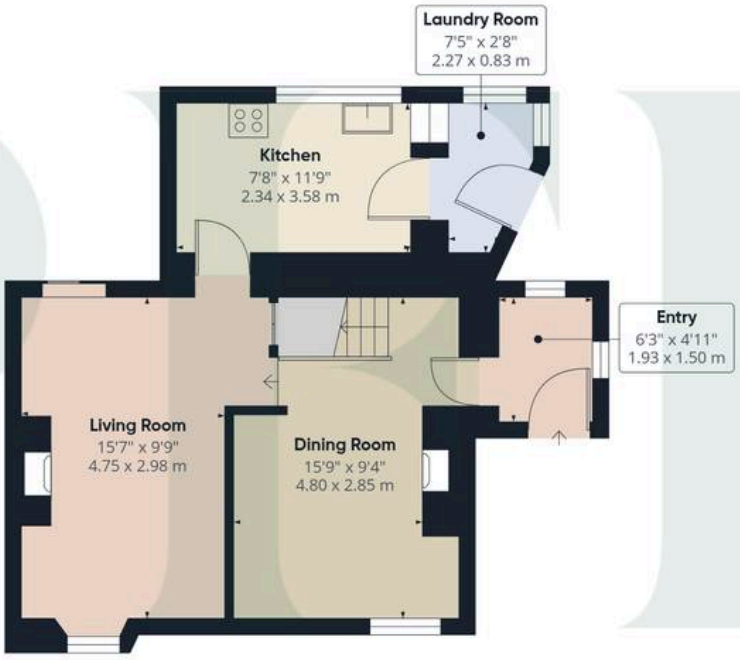
Adding to the practicality of this delightful rural property, offroad parking is available to the front of the cottage, providing space for two vehicles. The property also benefits from a useful stone outbuilding, offering additional space for storing gardening equipment.


Enhanced with AI by STREET










Floor 0







Floor 1

PFK

**Approximate total area**(1)

775 ft²

72 m²

(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 electricity and water. Oil 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.

**Septic Tank**

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with currents standards and rules introduced on 1st January 2020.

**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 (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 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. • EPCs (M & G EPCs Ltd): £25 for EPC • 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

www.pfk.co.uk/


PFK


The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

RICS Regulated by RICS