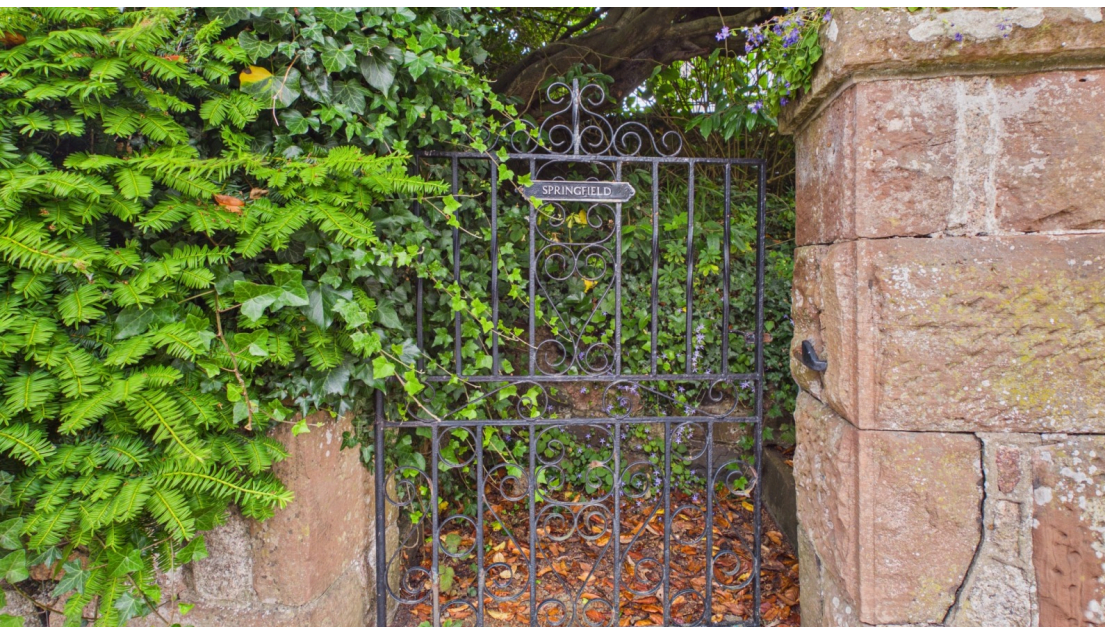




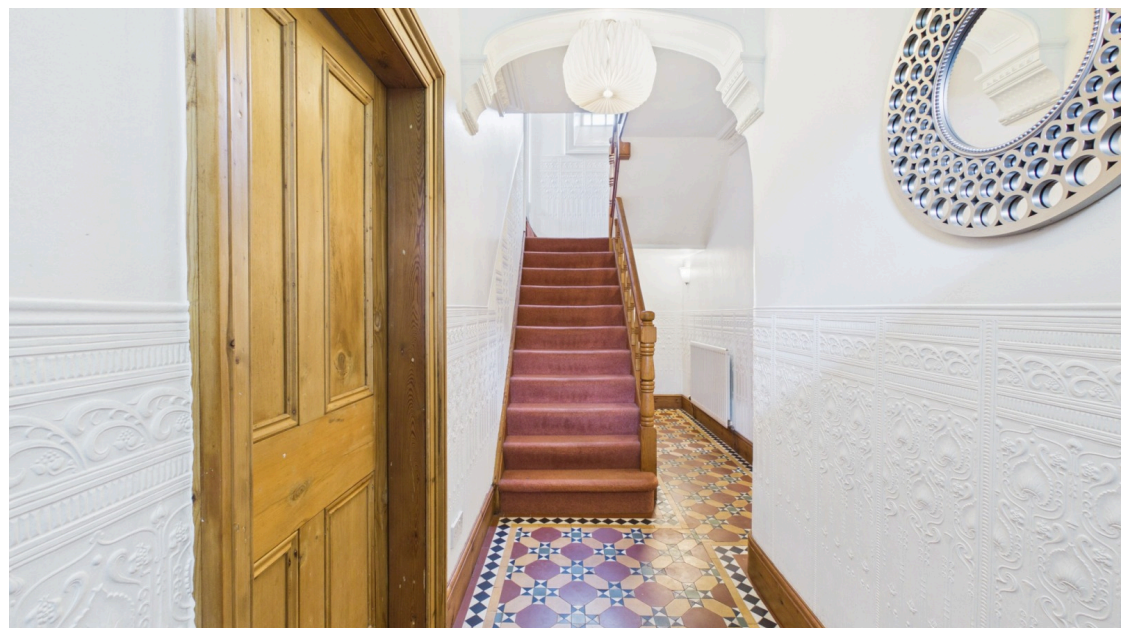
 3  
Bedrooms

 2  
Bathrooms











## **A Charming Victorian Detached Residence with Estuary Views**

Occupying a delightful position within the picturesque coastal village of Ravenglass, Springfield is an attractive Victorian detached home that beautifully combines period character with generous family accommodation. Enjoying views across the estuary and situated close to both the West Coast Main Line railway station and the famous Ravenglass & Eskdale Railway, affectionately known as “La'al Ratty”, this impressive property offers a wonderful lifestyle in one of Cumbria's most sought-after villages.

The accommodation extends to three spacious reception rooms, three double bedrooms and two bathrooms, providing flexible living space ideally suited to families, those working from home or buyers seeking a substantial period residence in an idyllic setting.

A welcoming entrance hall, complete with attractive tiled flooring, immediately reflects the home's Victorian heritage and creates an inviting first impression. The elegant living room is filled with natural light from large windows and centres around a beautiful period fireplace, creating a warm and comfortable space for relaxing. Two further reception rooms offer exceptional versatility, ideal as formal dining rooms, family rooms, playrooms or home offices.

The heart of the home is the generously proportioned kitchen, thoughtfully fitted with modern cabinetry and appliances while retaining traditional character with its classic range cooker. There is ample space for family dining, while the adjoining sunroom enjoys skylights and delightful views over the garden, creating a bright and peaceful setting throughout the seasons.

To the first floor are three well-proportioned double bedrooms, each offering individual charm and attractive outlooks. The principal bedroom benefits from the convenience of an en-suite shower room, whilst the remaining bedrooms are served by a stylish family bathroom.

Externally, Springfield enjoys beautifully maintained gardens offering excellent privacy and plenty of space for outdoor entertaining, family enjoyment and gardening enthusiasts. The grounds include both a summer house and a greenhouse, adding further appeal for those wishing to make the most of the outdoor space.

A substantial attached garage provides secure parking and excellent storage. Above the garage is a self-contained annex, offering superb flexibility as guest accommodation, a home office, studio or space for multi-generational living, subject to the purchaser's requirements. Ample off-road parking is available for several vehicles.

Ravenglass is England's only coastal village within the boundaries of the Lake District National Park and is renowned for its stunning scenery, rich Roman history and excellent transport connections. The village offers a range of local amenities, including cafés, pubs, restaurants and shops, whilst the nearby railway station provides direct access along the Cumbrian Coast Line. The world-famous Ravenglass & Eskdale Railway, affectionately known as “La'al Ratty”, offers a unique journey into the western fells, making this an exceptional location for both permanent residence and holiday living.

## **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. The property has Solar Panels.

## **VALUED ADDED TAX (VAT)**

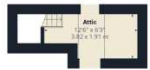
VAT will be charged if applicable.



Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
2713 ft<sup>2</sup>  
252 m<sup>2</sup>

Reduced headroom  
194 ft<sup>2</sup>  
18 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.

GIRAFFE360

