



2 Hillside, Eskdale, Holmrook, CA19 1UA

Guide Price **£300,000**

PFK

2 Hillside

The Property:

Nestled in the heart of the picturesque Lakeland village of Eskdale Green, in the stunning western Lake District, this charming three bedroom traditional Lakeland cottage represents an outstanding opportunity to acquire a beautifully presented home in one of Cumbria's most desirable locations.

Currently operating as a successful holiday let, the property is offered for sale in excellent order throughout and would make an ideal second home, holiday retreat, permanent family residence, or lifestyle move for buyers seeking to relocate to this spectacular corner of the country. Combining character, practicality and breathtaking surroundings, this is a home that offers an enviable Lake District lifestyle at a sensible price point.

The accommodation comprises an entrance hallway, a spacious and welcoming lounge/dining room and a contemporary fitted kitchen to the ground floor. To the first floor are two generous bedrooms and a stylish family bathroom, whilst a staircase rises to a further well proportioned third bedroom on the second floor.



2 Hillside

The property continued....

Externally, the property enjoys low maintenance gardens and attractive outdoor seating areas, together with a converted outbuilding providing a substantial utility room and modern shower room. The property also benefits from a private offroad parking space to the front and enjoys delightful views towards Muncaster Fell.

Properties of this quality, in such a desirable Lake District village setting, rarely remain available for long. Whether you are searching for a successful holiday let investment, a peaceful second home or a permanent move to one of the country's most beautiful national parks, this superb cottage demands early viewing.

- **Charming 3 bed traditional Lakeland cottage**
- **Currently operating as a successful & established holiday let**
- **Beautiful views towards Muncaster Fell & access to exceptional Lakeland walking**
- **EPC Rating E**
- **Tenure: Freehold**
- **Council Tax Band D**





2 Hillside

Location & directions:

Eskdale Green is a highly regarded village situated within the spectacular western Lake District National Park, offering a wonderful balance between rural Lakeland living and everyday convenience. Surrounded by stunning fells, picturesque valleys and some of Cumbria's most celebrated walking and outdoor pursuits, the village is perfectly placed for those seeking a peaceful lifestyle in beautiful surroundings. Despite its tranquil setting, Eskdale Green is well positioned for access to local amenities, with the coastal village of Seascale just a short drive away offering shops, schools, a supermarket, railway station and everyday services. The larger towns of Egremont and Whitehaven are also within easy reach, providing a wider range of shopping, leisure and educational facilities. The area is particularly popular with buyers relocating to west Cumbria, as it offers a manageable commute to many of the region's major employment centres, including the Sellafield site and associated supply chain businesses, whilst allowing residents to enjoy the outstanding natural beauty and lifestyle opportunities of the Lake District National Park right on their doorstep.

Directions

The property can be located using either CA19 1UA or [W3W///actor.thrusters.ladders](https://www.actor.thrusters.ladders)



ACCOMMODATION

Entrance Hallway

Approached via a composite door, stairs to first floor accommodation, door to lounge, radiator and original tiled flooring.

Lounge/Diner

25' 9" x 11' 0" (7.85m x 3.35m)

Bright reception room with sash windows to front providing a fine outlook towards Muncaster Fell, further window to side, wood burning stove with slate hearth and stone fireplace, radiator, wooden flooring, door to kitchen.

Kitchen

10' 5" x 7' 10" (3.17m x 2.40m)

Fitted with contemporary shaker style matching wall and base units with contrasting work surfacing incorporating a traditional Belfast sink and drainer, electric oven integrated at eye level, electric hob with extractor over, integrated dishwasher. Space for fridge/freezer, large understairs storage cupboard, composite entrance door leading out to seating area and outbuilding, tiled flooring with underfloor heating and window to side.

FIRST FLOOR LANDING

Large storage cupboard, access to second floor bedroom.

Family Bathroom

10' 4" x 8' 1" (3.16m x 2.47m)

Fitted with modern four piece suite comprising close coupled WC, wash hand basin, tiled panelled bath and walk in shower with mains rainfall shower. Part quadrant tiled walls, storage cupboard, chrome radiator, underfloor heating and obscured window.

Bedroom 1

14' 9" x 9' 11" (4.49m x 3.03m)

Large double bedroom with window to front elevation providing fell views, radiator.



Bedroom 2

11' 11" x 8' 1" (3.62m x 2.47m)

Part sloped ceiling with window, radiator.

LANDING

Window to rear, stairs leading to bedroom 3

Bedroom 3

16' 5" x 14' 5" (5.01m x 4.40m)

Large double bedroom with pitched ceiling and 2 Velux rooflights, radiator.





EXTERNALLY

Garden

The property enjoys attractive and easily maintained outdoor spaces designed to make the most of its beautiful surroundings. To the front is a low maintenance garden area together with a private parking space, whilst to the side a shilled seating area provides the perfect spot for relaxing with a morning coffee or evening glass of wine whilst taking in the peaceful village atmosphere. A particularly valuable addition is the detached outbuilding, which has been thoughtfully converted to provide a spacious utility room and modern shower room, offering excellent practicality for everyday living or holiday accommodation use. The outdoor areas require minimal upkeep, allowing owners to spend more time enjoying the outstanding scenery and outdoor pursuits for which the area is renowned.

Off street

1 Parking Space

The property benefits from a private offroad parking space located directly to the front of the cottage.





Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1176 ft²
109.2 m²

Reduced headroom

100 ft²
9.3 m²



Floor 2 Building 1



Floor 0 Building 2

(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.

ADDITIONAL INFORMATION

Services

Mains electricity and water. Electric radiators and double glazing installed throughout. Septic tank drainage. 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.

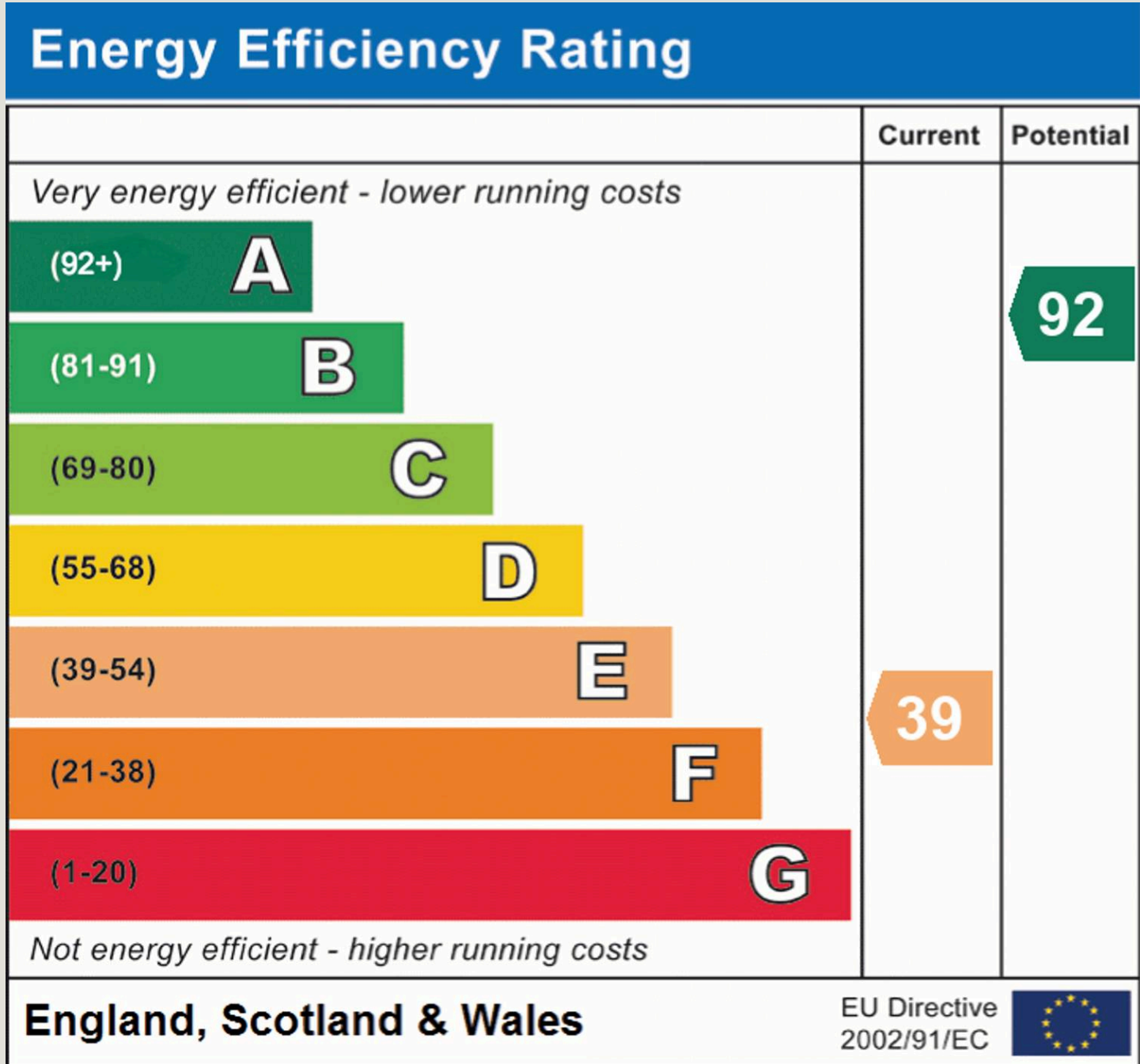
Septic Tank

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.

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 (Naphthens 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.





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