



# GRISDALES

PROPERTY SERVICES



## 2 Hillside Eskdale Green, Holmrook, CA19 1UA

**£325,000**

This fabulous property sits in the heart of Eskdale Green, one of the Lake District's most cherished villages within the National Park, where the changing seasons bring a constant sense of beauty and escape. In spring, the valley awakens with blossom-lined lanes and fresh green fells, while summer fills the area with walkers, cyclists, and visitors drawn to the endless natural beauty surrounding the village. The L'aal Ratty drifts through the warm air as it winds its way through one of Cumbria's most spectacular landscapes.

Perfectly placed for enjoying the western Lake District, the property offers easy access to nearby Wastwater, England's deepest lake, the dramatic peaks of Scafell Pike, and countless walking trails, hidden swimming spots, and quiet country pubs that make this corner of the National Park so sought after during the summer months.

Inside, the home is arranged around three generous double bedrooms, blending contemporary finishes with the timeless character of its traditional structure. A thoughtfully converted former outbuilding now serves as a practical utility and shower room, adding flexibility while preserving the home's understated charm. Outside, the low-maintenance grounds provide a peaceful retreat — ideal for long summer evenings spent dining outdoors, listening to birdsong, and soaking in the fresh countryside air after a day exploring the fells and coastline nearby.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## THINGS YOU NEED TO KNOW

The property drainage is via septic tank, located at a property on the opposite side of the road, servicing three properties. There is new Wi-Fi controlled electric heating fitted. There is a mains electric and water supply to the property. There is no gas / oil supply available. The property is currently a holiday let with an approx. yearly income of £25,000.

## ENTRANCE

Entrance is via French grey front door into:

## HALLWAY



Radiator. Stairs leading to first floor. Traditional style floor tiling. Doors leading to:

## LOUNGE/DINER

25'10" x 11'3" (7.88 x 3.44)



Dual aspect sash windows, two radiators, TV point, laminate flooring, log burning stove set within. Decorative brick surround, door leading to:

## KITCHEN

10'8" x 8'5" (3.26 x 2.58)

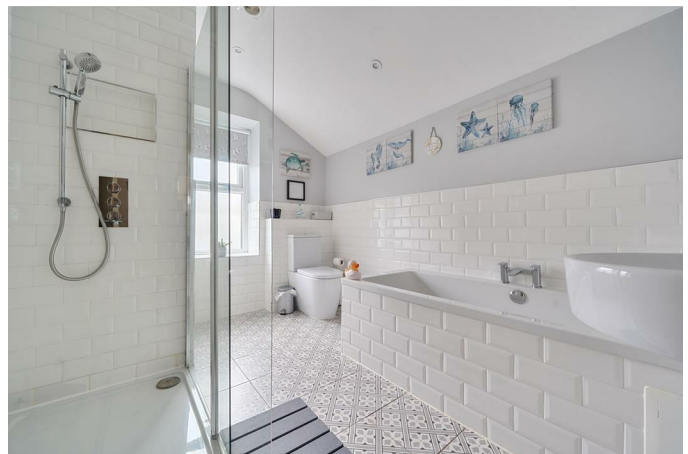


Fitted with a range of light grey wooden wall and base units with complementary work surfaces. Integrated electric oven and grill, integrated induction hob with extractor fan above, dishwasher, side aspect window, white Belfast sink, understairs storage cupboard, tiled flooring with underfloor heating, UPVC part glazed door leading to garden.

## STAIRS TO FIRST FLOOR LANDING

Doors leading to:

## BATHROOM



Four-piece suite comprising of walk-in shower, bath, WC and wash basin, rear aspect frosted window, decorative white wall tiling. Grey patterned tiled flooring with underfloor heating. Storage cupboard housing the water tank.

## BEDROOM ONE

14'10" x 10'0" (4.54 x 3.06)



Double in size. Front aspect double glazed window with fell views. Electric radiator.

## BEDROOM TWO

12'0" x 8'2" (3.68 x 2.49)



Double in size (currently set up as a twin room). Side aspect window. Electric radiator.

## THIRD FLOOR BEDROOM

16'6" x 14'6" (5.03 x 4.44)



Double in size. Velux windows surrounded by ceiling beams. Electric radiator.

## FRONT EXTERNAL



Gated pathway with steps leading to the front of the property accompanied by shilled seating area. Parking space to the front. Pathway to the side allowing access to:

## REAR EXTERNAL

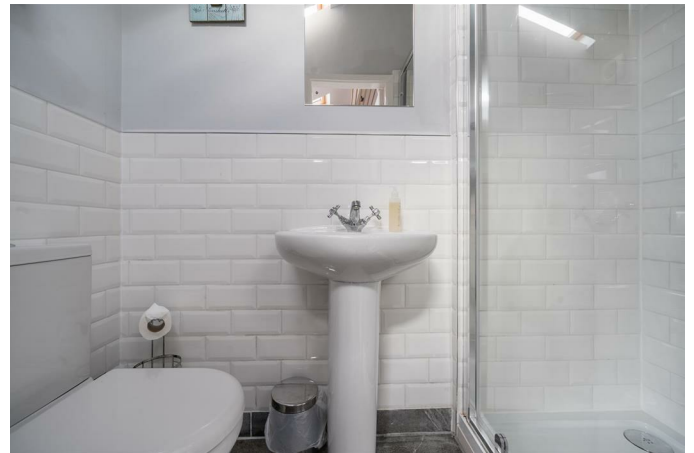
Low maintenance courtyard area with space for table and chairs, leads onto:

## UTILITY ROOM



Entered via part glazed UPVC door. Range of white base units fitted beneath worktop. Sink fitted alongside plumbing for washing machine, Velux window, tiled flooring, door leading to:

## SHOWER ROOM



Three-piece suite comprising of walk-in shower, WC and wash basin, Velux window, decorative wall and floor tiling.

## VIEWS



The property is surrounded by lovely fell views. To the front of the property there is a view of Muncaster Fell. For the keen walker there are numerous walks accessible straight from the door, a walker's paradise!

### **DIRECTIONS**

The property can be found by proceeding up the valley and through Eskdale Green. Continue down Bower Bank and bearing left passing the Bower House Public house. Continue along the road turning right onto Randlehow just before the local shop. The property can be found further down the private road on the left hand side.

### **COUNCIL TAX**

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band D.

### **VIEWINGS**

To view this property, please contact us on 01946 693931.

### **NOTES TO BROCHURE**

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

### **THE CONSUMER PROTECTION REGULATIONS 2008**

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

### **MOVING WITH GRISDALES**

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

### **FREE MARKET APPRAISAL**

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

### **LETTINGS AND MANAGEMENT**

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

### **SURVEYS AND VALUATIONS**

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

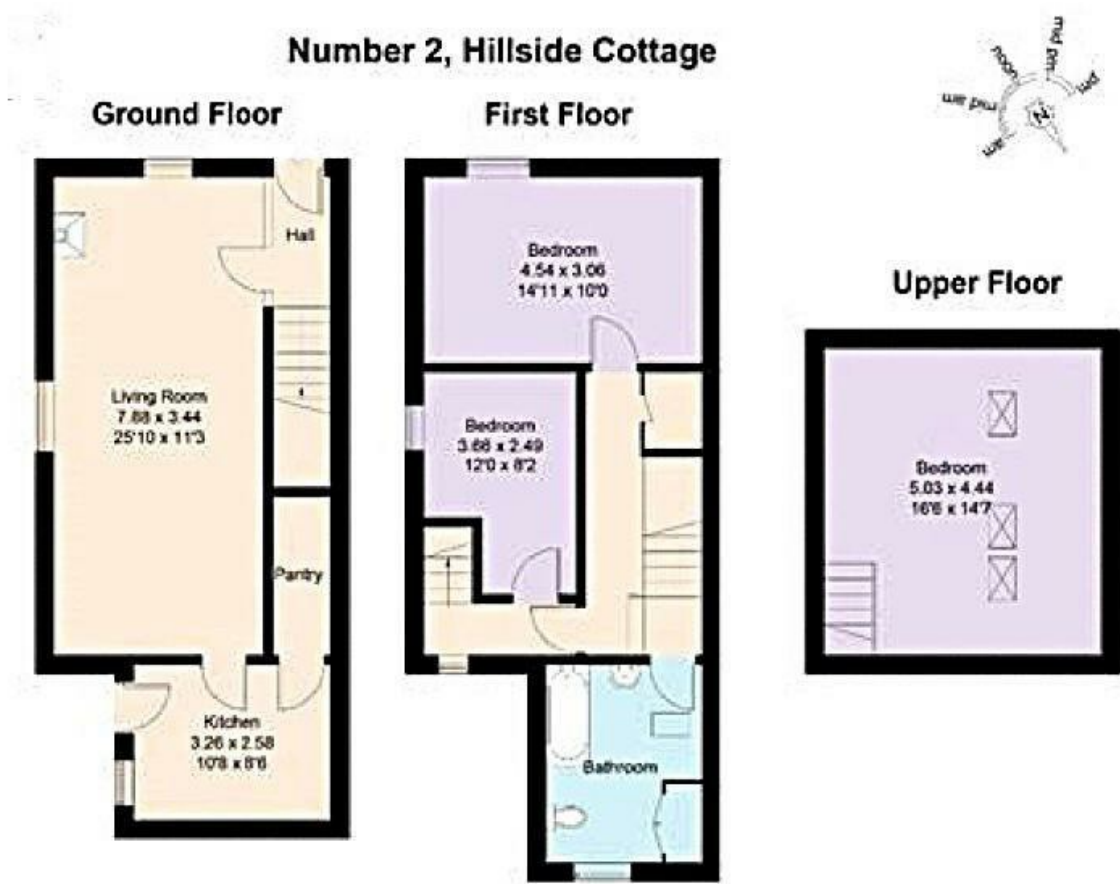
### **MORTGAGE ADVICE**

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

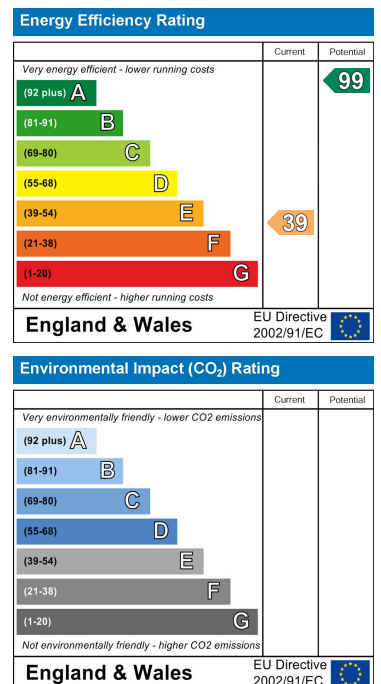


Approximate Gross Internal Area = 112.1 sq m / 1207 sq ft  
 Illustration for identification purposes only, measurements are approximate.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.