

Scale End, Eskdale, Holmrook, CA19 1UE

Guide Price **£500,000**

PFK

Scale End

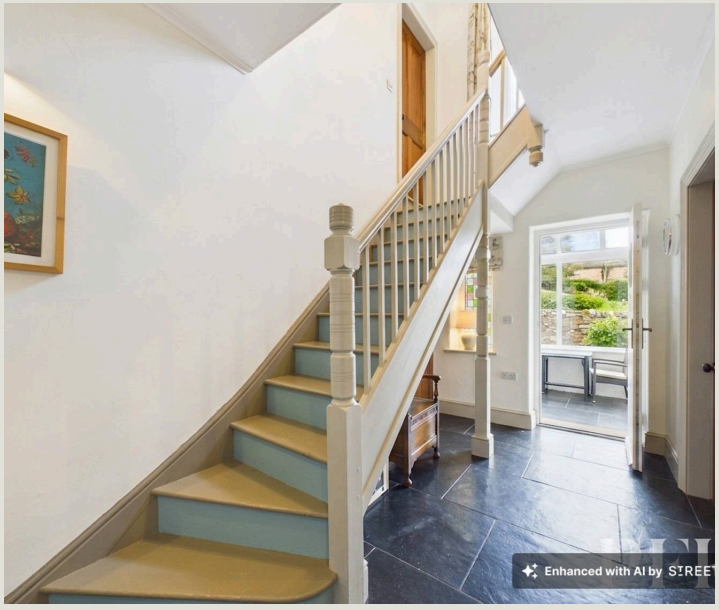
The Property:

Occupying an enviable elevated position within the charming Lakeland village of Eskdale Green, this beautifully presented three bedroom detached residence enjoys breathtaking panoramic views across the surrounding countryside, the iconic Ravenglass and Eskdale Railway (affectionately known as “La’al Ratty”), and towards some of the western Lake District’s most dramatic fells. Thoughtfully and tastefully renovated, the property now offers a stunning family home set within truly spectacular surroundings. Currently utilised as a successful holiday let, it is brought to market with the added advantage of no onward chain.

The accommodation begins with a delightful entrance porch with glazing to three aspects, welcoming you into a central hallway. The cosy lounge features a wood burning stove and captivating views, creating a warm and inviting space to relax. The heart of the home is a beautifully designed open plan dining kitchen, fitted with shaker style units and a Everhot range. The dining area boasts French doors which open onto an elevated terrace, perfectly positioned for entertaining or simply enjoying the far reaching views. Further ground floor benefits include a generous walk-in pantry, utility room, and a stylish shower room.







Scale End

The property continued...

To the first floor, a half landing leads to a contemporary four piece bathroom suite, complete with a freestanding roll top bath ideally positioned to take in the surrounding landscape. There are three well proportioned bedrooms, each enjoying delightful outlooks and retaining character features such as original fireplaces. Externally, the property is approached via a gated entrance leading to a parking area, alongside a separate driveway. The gardens are beautifully maintained, mainly laid to lawn with well stocked borders, while to the rear are several traditional stone outbuildings offering excellent storage. This is a truly special home, where the beauty of the property is perfectly matched by its extraordinary setting. Viewing is essential to fully appreciate all that is on offer.

- **Beautiful 3 bed detached residence set in an elevated Lakeland village position**
- **Panoramic views across the "Ratty" railway towards the Lakeland fells**
- **Attractive gardens & gated parking**
- **No onward buying chain**
- **Ideal for families or a second home**
- **Tenure: Freehold**
- **EPC Rating F**
- **Council Tax - Not currently rated**













Scale End

Location & directions:

Positioned within the picturesque village of Eskdale Green, the property enjoys an elevated setting that affords sweeping views across the valley, directly overlooking sections of the Ravenglass and Eskdale Railway and its charming station. The outlook stretches towards some of the western Lake District's most impressive fells. Eskdale Green itself offers a peaceful rural setting with a well regarded pub and easy access to scenic walking routes. Nearby villages such as Ravenglass and Seascale provide further amenities including shops, schools and transport links, while key employment centres such as Sellafield are within a practical commuting distance. The location perfectly balances tranquillity with accessibility, making it ideal for both permanent living and holiday use.

Directions

The property can be located using either CA19 1UE or W3W///fevered.solutions.listed

ACCOMMODATION

Entrance Porch
5' 5" x 7' 1" (1.65m x 2.17m)
Approached via part glazed wooden entrance door. Windows to 3 elevations, door leading into the hallway.

Hallway
Bright hallway with feature window to side, stairs leading to first floor accommodation, large storage cupboard, traditional slate flooring, original doors to ground floor rooms.

Lounge
12' 8" x 10' 10" (3.85m x 3.30m)
Beautiful front aspect reception room with sash windows boasting far reaching fell views and window seat, coved ceiling, traditional fireplace with attractive wood burning stove, radiator and exposed wooden flooring.

Dining Room
11' 10" x 18' 4" (3.61m x 5.58m)
Bright reception room with far reaching fell views to the front and French doors leading onto the terrace and gardens. Coved ceiling, attractive wood burning stove set in brick surround with slate hearth, radiator, wooden flooring, part glazed wooden stable door leading to the gardens. Opens to the kitchen.

Kitchen
11' 9" x 8' 6" (3.59m x 2.58m)
Fitted with a range of shaker style solid wood base units with solid wood work surfacing incorporating a traditional Belfast sink with drainer, Everhot range set in what was the original fireplace with brick mantel, integrated dishwasher, space for fridge/freezer. Window to side elevation, access to the pantry and utility room.

Walk in Pantry
6' 0" x 4' 9" (1.82m x 1.45m)







Utility Room
9' 3" x 6' 3" (2.81m x 1.91m)
Fitted with shaker style solid wood matching wall and base units with solid wood worksurfacing incorporating a traditional Belfast sink, plumbing for a washing machine and tumble dryer, original flooring.

Hallway
Part sloped ceiling with Velux window, external door to garden, door to shower room.

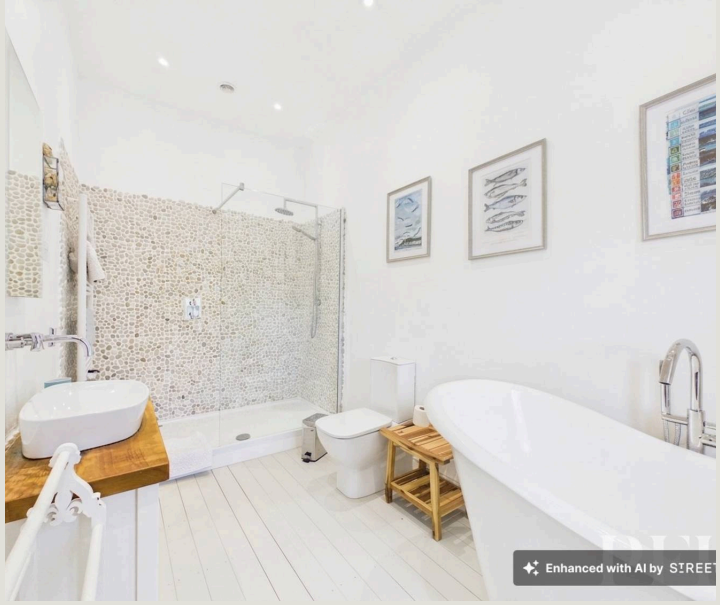
Shower Room
7' 1" x 4' 11" (2.17m x 1.49m)
Fitted with modern 3 piece suite comprising close coupled WC, wash hand basin and walk in shower with tiled splashback and mains shower. Window, storage cupboard housing the boiler, radiator and original slate floor.

HALF LANDING
Window to side elevation with lovely views, stairs continuing on to the first floor landing and door to family bathroom.

Family Bathroom
13' 2" x 6' 4" (4.01m x 1.94m)
Fitted with white four piece suite comprising close coupled WC, wash hand basin set on vanity unit, large walk in shower with mains shower and a freestanding roll top bath with floor mounted tap and perfectly positioned to enjoy the views from the side window over the surrounding countryside.







FIRST FLOOR LANDING
Loft access, radiator, exposed wooden flooring, doors to bedrooms.

Bedroom 1
11' 1" x 12' 8" (3.39m x 3.86m)
Double bedroom with sash windows to front boasting fine fell views, original fireplace with working chimney, radiator and exposed wooden floor.

Bedroom 2
11' 10" x 14' 10" (3.61m x 4.53m)
Front aspect bedroom boasting fell views, 2 radiators, traditional fireplace with working chimney, exposed wooden flooring.

Bedroom 3
11' 10" x 9' 10" (3.61m x 3.00m)
Double bedroom with window to rear elevation, radiator, traditional fireplace with working chimney and exposed wooden flooring.













EXTERNALLY

Garden

The external space is every bit as impressive as the interior, thoughtfully arranged to make the most of its elevated position and far reaching views. A superb terrace extends from the dining area, providing an idyllic setting for outdoor dining and entertaining, while enjoying the charming sight and sound of steam trains passing along the nearby Ravenglass and Eskdale Railway below. The gardens slope gently away, mainly laid to lawn and complemented by a variety of mature trees and shrubs, offering colour and interest throughout the seasons. To the rear of the property, a highly practical addition is the dedicated dog shower room, ideal for cleaning off after countryside walks, which also doubles as useful storage space for bicycles and outdoor equipment.

Driveway

4 Parking Spaces

Gated access opens on to a gravelled parking area positioned to the side of the house, providing convenient offroad parking. Below, there is a further parking space for 1 car with a gate leading on to the garden.





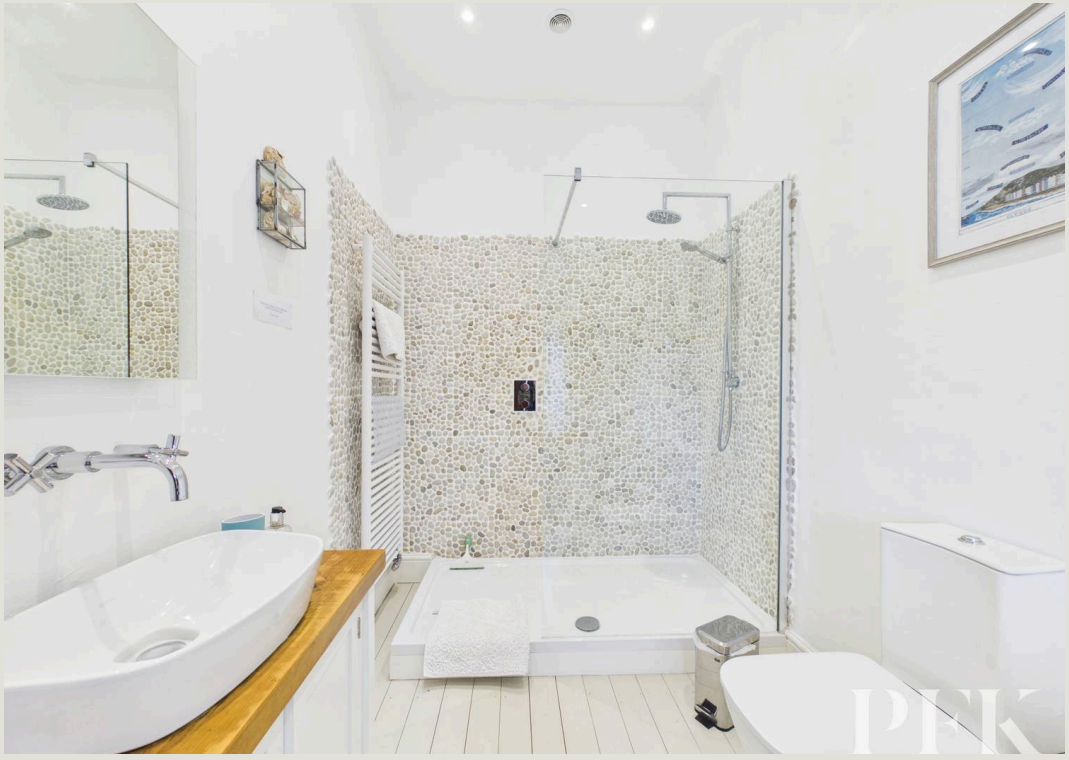














Floor 0



Floor 1



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Approximate total area(1)

1323 ft²

123 m²

Reduced headroom

10 ft²

0.9 m²

(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.

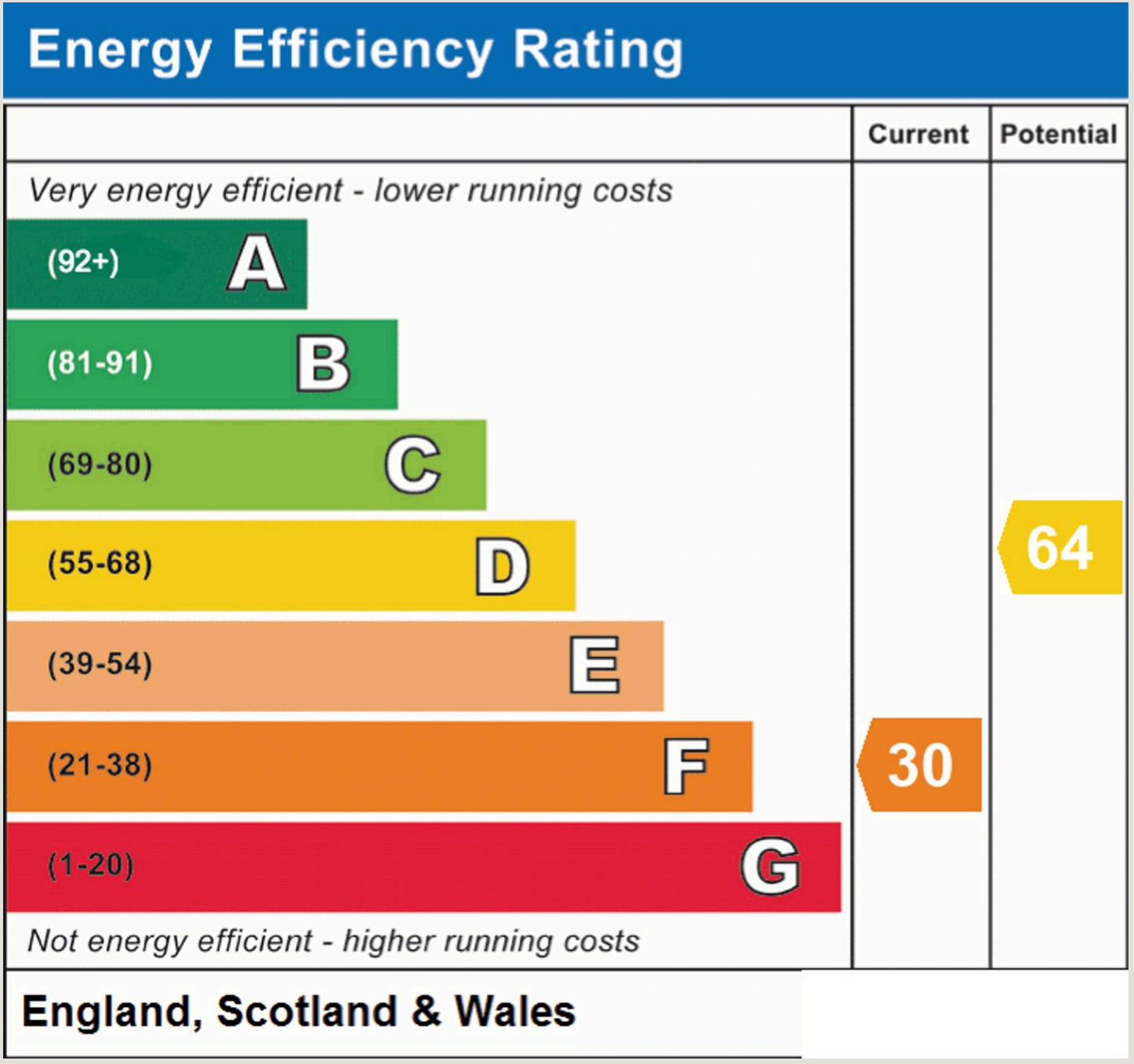
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ADDITIONAL INFORMATION

Services
Mains electricity and water. Bottled gas central heating, septic tank drainage 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 current standards and rules introduced on 1st January 2020.

Referral Fee Disclosure
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PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/