



11 Croftlands Drive, Ravenglass, CA18 1SJ

Guide Price £295,000

PFK

11 Croftlands Drive

The Property:

Tucked away in the coastal village of Ravenglass, this newly modernised four bedroom link detached home is ideal as a family property, a holiday base, or for anyone wanting a semi rural setting without compromising on space.

The accommodation includes a welcoming hallway leading to a spacious cloakroom/WC and a well designed kitchen diner featuring painted oak units, solid oak worktops, a breakfast bar, an integrated dishwasher and space for a plumbed in fridge. A slate tiled sunroom sits at the rear, overlooking the garden and doubling as a utility and office space. The sitting room also opens directly onto the garden through French doors.

Upstairs are four double bedrooms and a modern bathroom with a separate shower, with the front rooms enjoying estuary views.

Externally, the property offers driveway parking for two vehicles, a generous rear garden with patio seating areas and a lawn, plus a double garage with power and lighting.

The home has been thoughtfully improved by the current owners and benefits from a 2023 British Gas installed combi boiler, full double glazing, a 2024 fuse board and neutral décor throughout.

Adding to its appeal, the property is offered with no onward buying chain.





11 Croftlands Drive

Location & Directions:

Ravenglass is a historic coastal village (the only one in the LDNP) in Cumbria, where the rivers Esk, Mite and Irt meet the sea, forming a scenic estuary. It was an important Roman settlement, home to the Roman fort Glannoventa, remnants of which remain today. The village has a working harbour, local pubs, cafés and is popular for walking, wildlife spotting, and boating. Ravenglass is also the terminus of the scenic narrow gauge Ravenglass & Eskdale Railway and has regular train links to Carlisle and Barrow-in-Furness, making it both picturesque and accessible.

Directions

The property can easily be found on Croftlands Drive using postcode CA18 1SJ, and it is number 11



- Offered with no onward chain
- 4 bedroom link detached family home
- Located within the only coastal village in the LDNP
- Turn key ready
- Spacious back garden
- Stylish interiors
- EPC Rating D
- Council Tax: Band C
- Tenure: Freehold

ACCOMODATION

Entrance Hallway

5' 10" x 12' 10" (1.79m x 3.90m)

Modern hallway giving access to downstairs rooms and understairs storage cupboard.

Downstairs WC

5' 11" x 4' 4" (1.81m x 1.32m)

Generously sized downstairs cloakroom/WC with part panelled walls and an obscured window to the front. Fitted coat hooks make it practical as a handy coat room.

Living Room

17' 8" x 11' 6" (5.38m x 3.50m)

Spacious sitting room with French doors opening onto the garden, perfect for entertaining, and a feature fireplace adding character to the space.

Kitchen/Diner

11' 3" x 18' 0" (3.44m x 5.48m)

The kitchen diner features recently fitted painted oak cabinetry with solid oak worktops, creating a warm and stylish space. It includes an integrated dishwasher, a breakfast bar, and space for a plumbed in fridge. There's plenty of room for a large family dining table, with a window overlooking the rear garden and a door leading through to the utility room.

Utility Room/Sun Room

7' 1" x 8' 11" (2.15m x 2.73m)

At the rear of the kitchen, a slate tiled sunroom overlooks the well maintained garden. Recently double glazed, it is plumbed for a washer and dryer and offers a versatile space, currently used by the owners as both an office and a cosy reading nook.



FIRST FLOOR

Landing

5' 11" x 10' 2" (1.80m x 3.10m)

A bright and airy landing provides access to the four bedrooms and bathroom and a further storage cupboard.

Bedroom 1

9' 3" x 11' 5" (2.82m x 3.49m)

A spacious double bedroom overlooking the garden, with charming views of the railway bridge and the nearby railway lookout tower. This bedroom also comes with in-built storage cupboards.

Bedroom 2

9' 7" x 10' 2" (2.91m x 3.10m)

A spacious double bedroom overlooking the garden, with charming views of the railway bridge and the nearby railway lookout tower.

Bedroom 3

8' 0" x 8' 9" (2.45m x 2.66m)

A good sized double room, with views reaching the estuary.

Bedroom 4

7' 7" x 10' 2" (2.32m x 3.11m)

A good sized double room, currently utilised as a home office and with built in storage cupboard.

Bathroom

5' 7" x 7' 9" (1.70m x 2.37m)

A modern four piece bathroom suite comprising a bath, pedestal sink, WC, and separate shower enclosure. Partly tiled walls and an obscured rear window complete the room.





EXTERNALLY

Garden

A generous rear garden with patio seating areas and lawn.

Driveway

2 Parking Spaces.

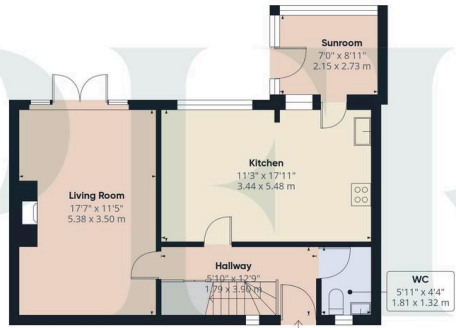
Double Garage

2 Parking Spaces

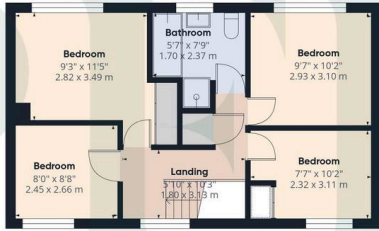
A double garage with power and lighting measuring 5.3m x 5m.







Floor 0



Floor 1



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Approximate total area⁽¹⁾

1043 ft²
96.8 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.

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Approximate total area⁽¹⁾

292 ft²
27.1 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.

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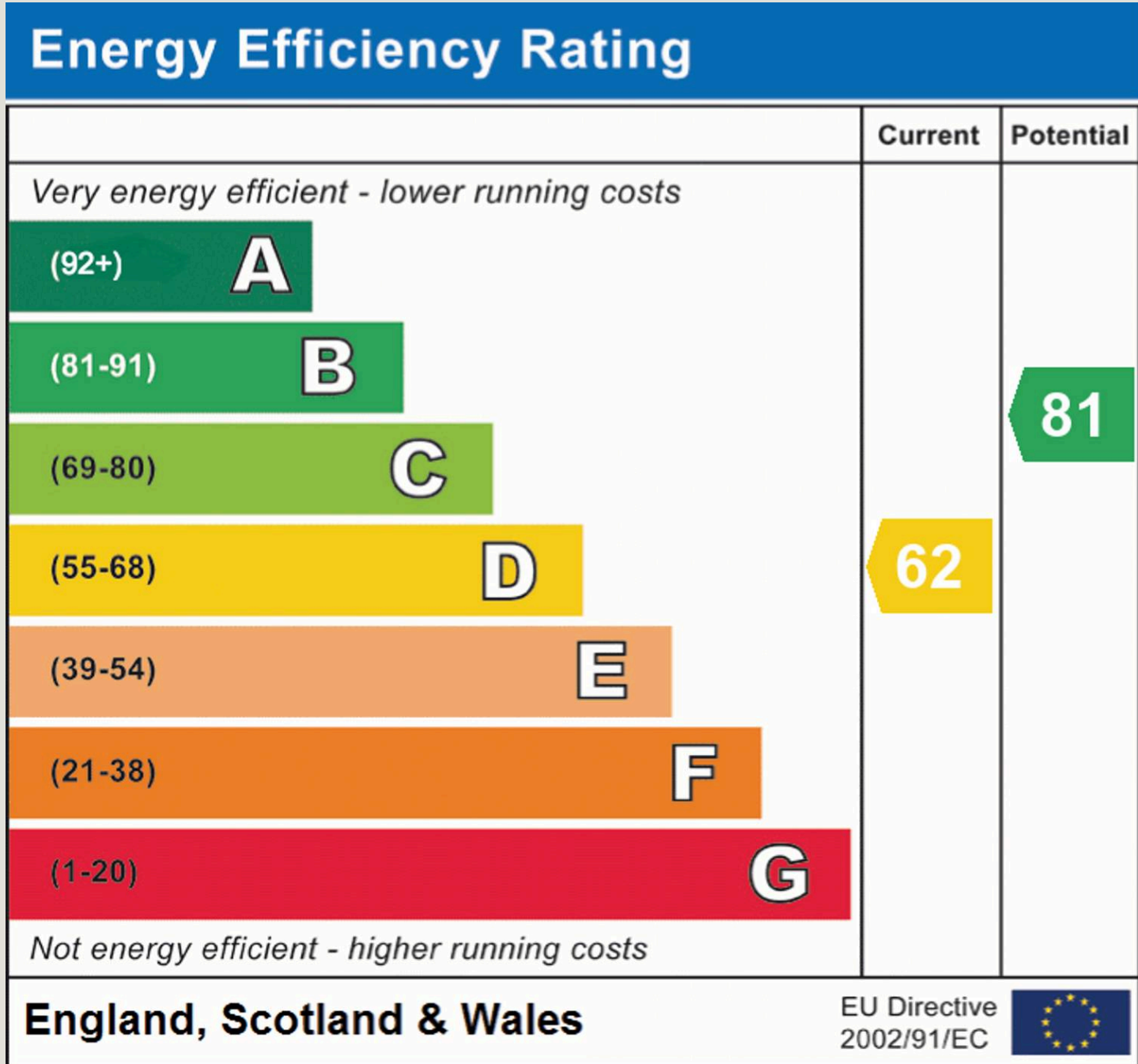
ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed. 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.

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