Beach Cottage, Saltcoats, Holmrook, CA19 1YY

Guide Price **£345,000**

PFK

Beach Cottage

The Property:

Beach Cottage is a stunning detached property perfectly positioned right on the estuary, near Ravenglass, on the far western edge of the Lake District National Park. With breathtaking, uninterrupted estuary views, this charming cottage offers a rare opportunity to enjoy a peaceful waterside lifestyle while remaining within easy reach of local amenities.

Lovingly refurbished to a high standard, the cottage blends contemporary fixtures and fittings with original character, including exposed beams and floorboards dating back to the 1850s. Currently utilised as a second home, Beach Cottage would make an ideal holiday let, retirement property, or a long term relocation to the area. Accommodation is thoughtfully arranged, comprising a welcoming entrance, a spacious lounge/diner with panoramic estuary views, a contemporary fitted kitchen, a ground floor bedroom, and a modern bathroom. Upstairs, two further generous bedrooms provide flexible living space.

Outside, wraparound gardens and a large paved terrace are perfectly positioned to enjoy the spectacular sunsets over the estuary. Two substantial cellar rooms with separate side access, one currently used as a workshop, offer excellent potential for home working or ancillary accommodation, subject to planning consent.

This is a rare opportunity to acquire a beautifully presented estuary front property in a peaceful, scenic setting, a perfect escape from the bustle of the more frequented Lake District destinations. Early viewing is highly recommended to fully appreciate the location, charm, and lifestyle this cottage offers.

Beach Cottage

Location & Directions:

Beach Cottage overlooks the tidal estuary, the ideal place for a sunset stroll over to Ravenglass with sand dunes and a wealth of bird life. Ravenglass is the only coastal village in the Lake District National Park lying on the estuary of three rivers - the Esk, the Mite and the Irt. The Ravenglass and Eskdale narrow gauge Railway or 'Laal Ratty' is a popular tourist attraction which takes passengers to the very head of Eskdale with seven stops on the way. Muncaster Castle, with its truly stunning gardens, is just a mile away and of course the Lake District National Park is right on your doorstep.

Directions
The property can be located using either CA19 1YY or W3W///bricks.collect.presides

- **Detached cottage with original features**
- **Breathtaking, uninterrupted views over the Saltcoats Estuary**
- **Tenure: Freehold**
- **EPC rating D**
- **Council Tax: Band C**

ACCOMMODATION

Entrance Hallway
Approached via part obscured glazed UPVC door, stairs leading to first floor accommodation. Radiator, exposed wooden flooring, doors to accommodation.

Lounge / Diner
23' 10" x 11' 5" (7.27m x 3.47m)
Beautiful open plan reception room, with 2 large windows to the front offering superb views over the estuary, 2 further windows to the side flood the room with natural light. There is a large wood burning stove with sandstone surround and feature stone chimney breast. Radiator. Exposed wooden flooring, opening to the kitchen.

Kitchen
6' 6" x 15' 0" (1.97m x 4.58m)
The kitchen is fitted with a range of contemporary matching wall and base units, with contrasting work surfacing incorporating a 1.5 bowl sink and drainer. Integrated oven, hob and extractor over. Integrated dishwasher and fridge and plumbing for washing machine. UPVC door leading out to the gardens.

Bedroom 1
10' 5" x 12' 3" (3.18m x 3.74m)
Double bedroom with large window to side overlooking the gardens, radiator and laminate flooring.

Shower Room
5' 6" x 9' 4" (1.68m x 2.85m)
Fitted with a contemporary four piece suite comprising close coupled WC, wash hand basin, bidet and large walk in shower with PVC panelled splashback and electric shower. Part tiled walls, obscured window, laddered radiator and laminate flooring.

FIRST FLOOR LANDING

Bedroom 2
14' 9" x 13' 1" (4.49m x 3.98m)
A front aspect room with views over the estuary. Featuring pitched ceiling with exposed apex beams, 2 Velux windows, radiator, undereaves storage and exposed wooden flooring.

Bedroom 3
8' 8" x 13' 3" (2.64m x 4.05m)
Part pitched ceiling with Velux window, exposed beams and undereaves storage.

EXTERNALLY

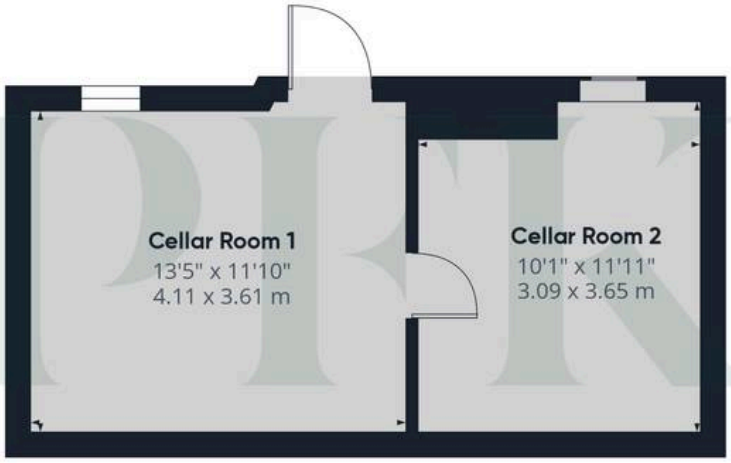
Garden

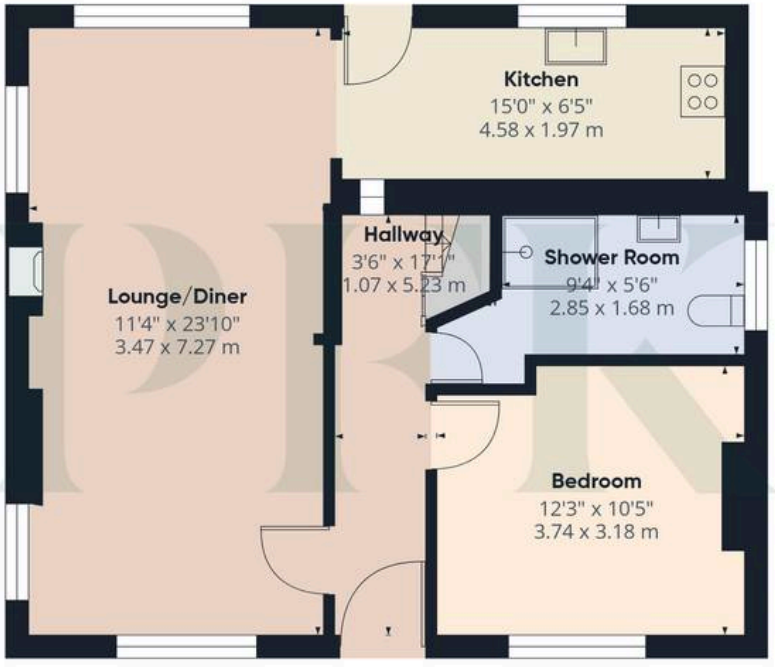
Enclosed wraparound gardens surround the cottage, with a lawn and paved patios to the side and rear, perfect for alfresco dining, relaxing, or simply soaking up the spectacular estuary views stretching all the way to Ravenglass. An ideal outdoor space to enjoy sunsets and the tranquil waterside setting. The property also benefits from two cellar rooms which can be accessed from the side patio via a separate UPVC entrance door. Cellar Room 1 - 4.03m x 3.66m (13' 3" x 12' 0") Cellar Room 2 - 3.08m x 3.66m (10' 1" x 12' 0") - currently utilised as a workshop with power and light.

OFF STREET

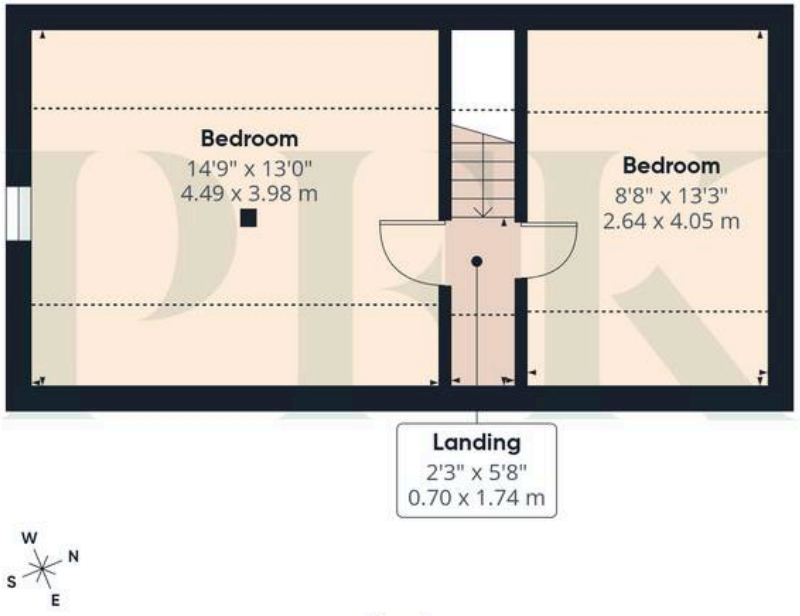
2 Parking Spaces

There is parking for 1 to 2 cars at the front of the property.





Floor 1



Floor 2

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Approximate total area(1)

1226 ft²

113.9 m²

Reduced headroom

136 ft²

12.6 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 gas, electricity & water. Septic tank drainage. Gas central heating 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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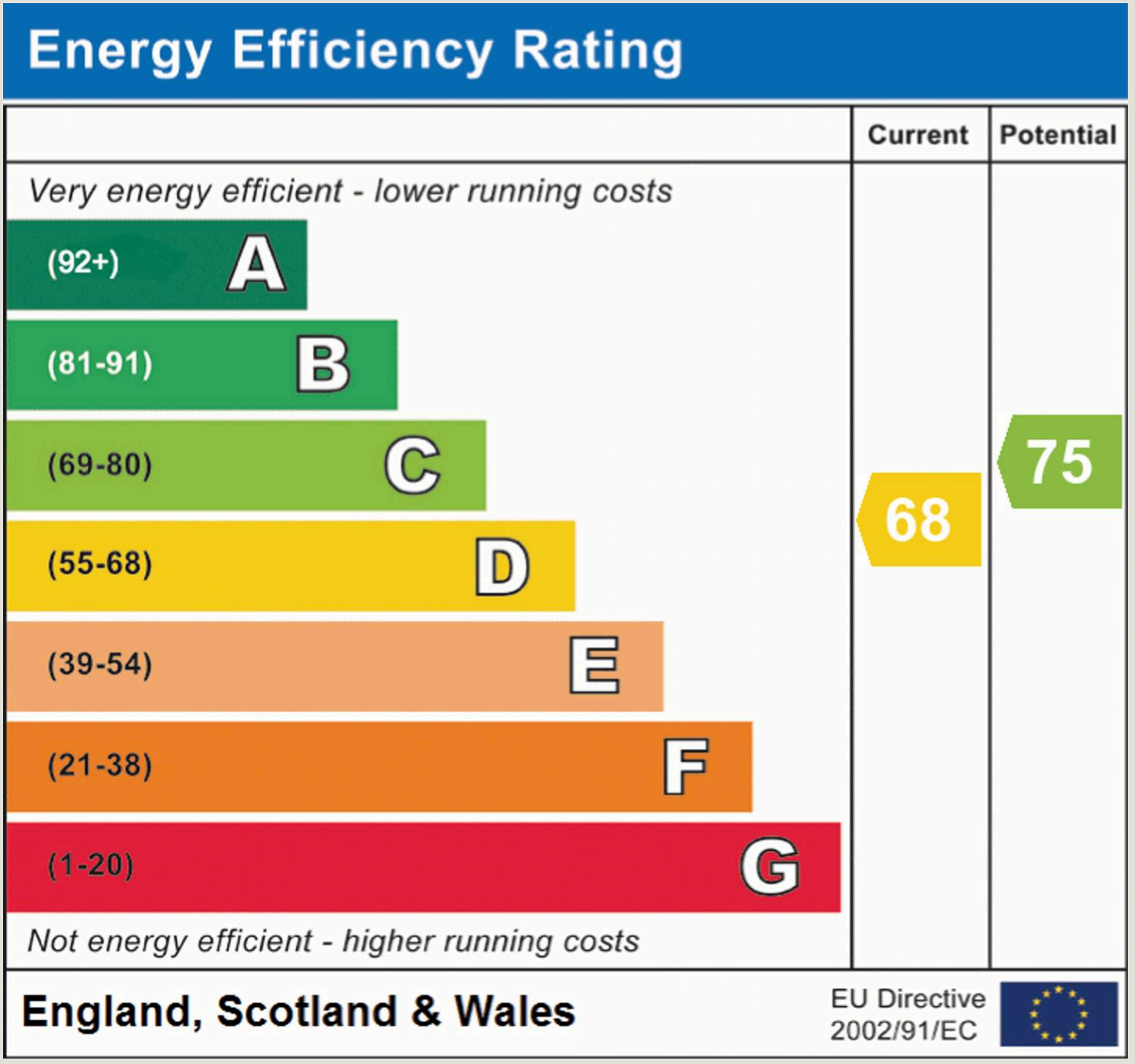

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