



17 Townfield Close, Ravenglass, CA18 1SL

Guide Price £275,000

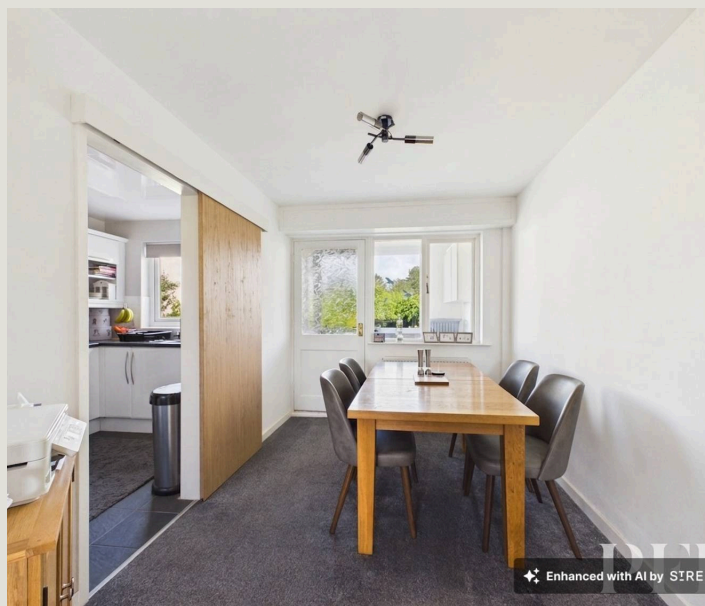
PFK

17 Townfield Close

The Property:

An exciting opportunity to acquire this beautifully presented four bedroom semi detached home, tucked away within a peaceful cul-de-sac in the highly sought after coastal village of Ravenglass. As the only coastal village within the Lake District National Park, Ravenglass offers a unique combination of stunning natural surroundings, coastal scenery and excellent accessibility. Located just moments from the picturesque estuary, the property is ideally positioned for those seeking a quieter pace of life whilst remaining within convenient reach of the major employment centres along the west Cumbrian coast. Equally, its enviable location and versatile accommodation make it an attractive proposition as a second home, holiday retreat or investment property.

The property offers spacious and well appointed accommodation throughout. The ground floor comprises an inviting entrance hallway, generous lounge opening into a dining area, modern fitted kitchen and a small sun room which overlooks the garden to the rear and is currently utilised as a utility room. To the first floor are three well proportioned bedrooms, a contemporary shower room and access to a substantial attic room, currently utilised as a fourth bedroom, offering excellent flexibility for a variety of uses.



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17 Townfield Close

The property continued....

Externally, the property continues to impress with driveway parking, a large single garage with mezzanine floor and access ladder, and an attractive low maintenance rear garden designed for ease of upkeep and outdoor enjoyment. Whether relaxing with family or entertaining guests, the outdoor space provides the perfect setting to make the most of this desirable location.

Early viewing is strongly recommended to fully appreciate the size, presentation, versatility and exceptional setting of this charming home.

- Beautifully refurbished 4 bedroom semi detached home
- Sought after cul-de-sac position in Ravenglass
- Garage & offroad parking
- Located within the Lake District National Park, close to the estuary
- Perfect for families & relocation
- EPC rating E
- Council Tax: Band B
- Tenure: Freehold





17 Townfield Close

Location & Directions:

Ravenglass is a truly unique and highly desirable coastal village, renowned for being the only coastal settlement within the Lake District National Park. Nestled at the meeting point of three rivers and surrounded by spectacular scenery, the village offers a wonderful blend of coastal charm and outdoor adventure.

Amenities include a village pub, cafés, railway links and the famous Ravenglass & Eskdale Railway, while the nearby fells, beaches and walking routes make the area a haven for nature lovers. The village is also well placed for access to West Cumbrian employment centres, including Sellafield, making it an attractive choice for both permanent residents and those seeking a holiday retreat.

Directions

The property can be located on Townfield Close using either CA18 1SL or W3W:///politics.hogs.cornering



ACCOMMODATION

Entrance Hallway

Accessed via part glazed UPVC door. With stairs leading to the first floor and door giving access to the open plan lounge/diner.

Lounge

13' 5" x 12' 3" (4.10m x 3.74m)

With front aspect window, radiator and arched open access into the dining area.

Dining Area

10' 1" x 7' 9" (3.07m x 2.37m)

Sliding door giving access into the kitchen and rear aspect window and part glazed door giving access into a small sun room/utility.

Kitchen

10' 2" x 7' 2" (3.10m x 2.19m)

Fitted with a range of matching modern wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Space for freestanding cooker with extractor fan over, plumbing for dishwasher and undercounter fridge, tile effect flooring and rear aspect window overlooking the garden.

Sun Room/Utility

7' 7" x 4' 7" (2.31m x 1.39m)

With large window and UPVC part glazed door leading out to the rear garden. Plumbing for a washing machine and tumble dryer.

FIRST FLOOR LANDING

Access to stairs leading up to a second floor attic room, side aspect window and doors giving access to first floor rooms.



Family Shower Room

6' 2" x 5' 4" (1.88m x 1.63m)

Fitted with a three piece suite comprising concealed cistern WC, wash hand basin set in vanity unit and PVC panelled, corner shower cubicle with mains shower. Chrome laddered radiator, tiled walls and flooring, obscured rear aspect window.

Bedroom 1

8' 9" x 9' 4" (2.67m x 2.84m)

A rear aspect double bedroom with radiator.

Bedroom 2

11' 4" x 9' 2" (3.46m x 2.80m)

A generous, front aspect double bedroom with storage cupboard and radiator.

Bedroom 3

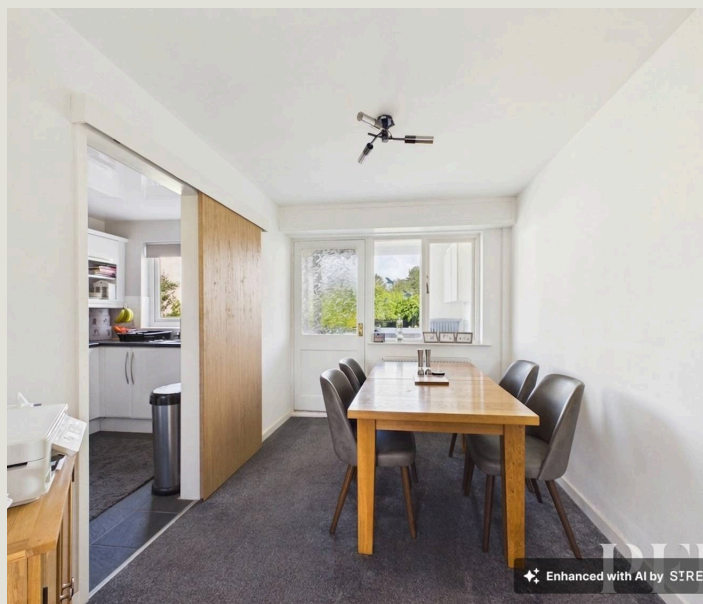
8' 3" x 6' 1" (2.52m x 1.86m)

A front aspect bedroom with radiator and large overstairs storage cupboard.

Attic Bedroom

15' 6" x 12' 1" (4.73m x 3.69m)

Currently utilised as a fourth bedroom. Pitched ceiling with exposed timbers and Velux roof light, plentiful under eaves storage.



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EXTERNALLY

Garden

The property enjoys attractive and easily maintained outdoor space to both the front and rear. To the front, a gravelled garden creates an appealing approach to the property while requiring minimal upkeep. The rear garden has been designed with relaxation and entertaining in mind, providing a pleasant outdoor space to enjoy throughout the year. In addition, the area to the rear of the adjoining garage offers excellent potential for extension of the existing accommodation, subject to the necessary planning permissions and consents being obtained. Offering a combination of practicality, future potential and outdoor enjoyment, the gardens are ideal for those seeking low maintenance outdoor living without compromising on space.

Driveway

1 Parking Space

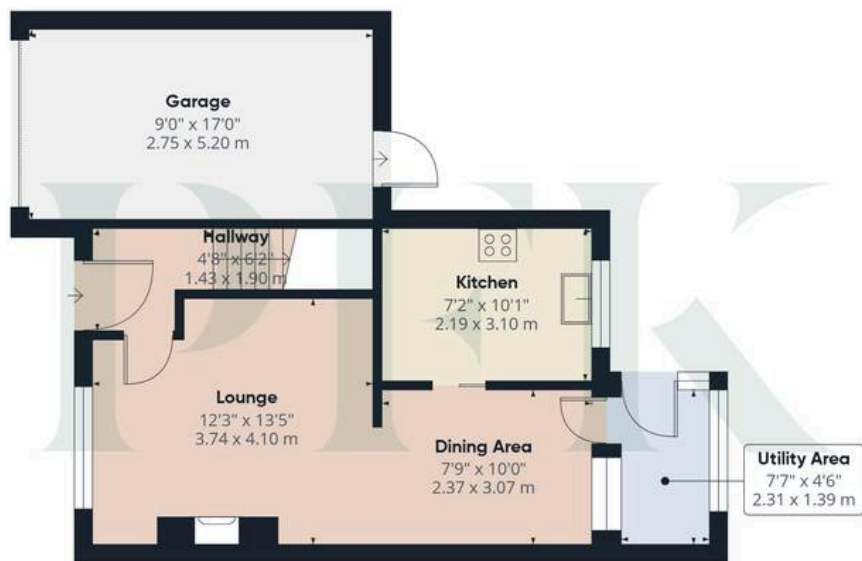
The property benefits from valuable offroad parking with a private driveway to the front providing space for one vehicle.

Garage

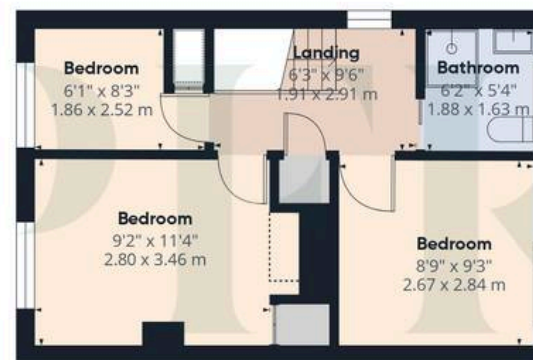
Single Garage

In addition, there is an adjoining single garage fitted with an up and over door to the front and a convenient pedestrian access door to the rear garden.

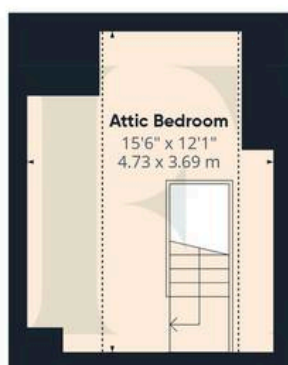




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1013 ft²
94.3 m²

Reduced headroom

72 ft²
6.7 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.

ADDITIONAL INFORMATION

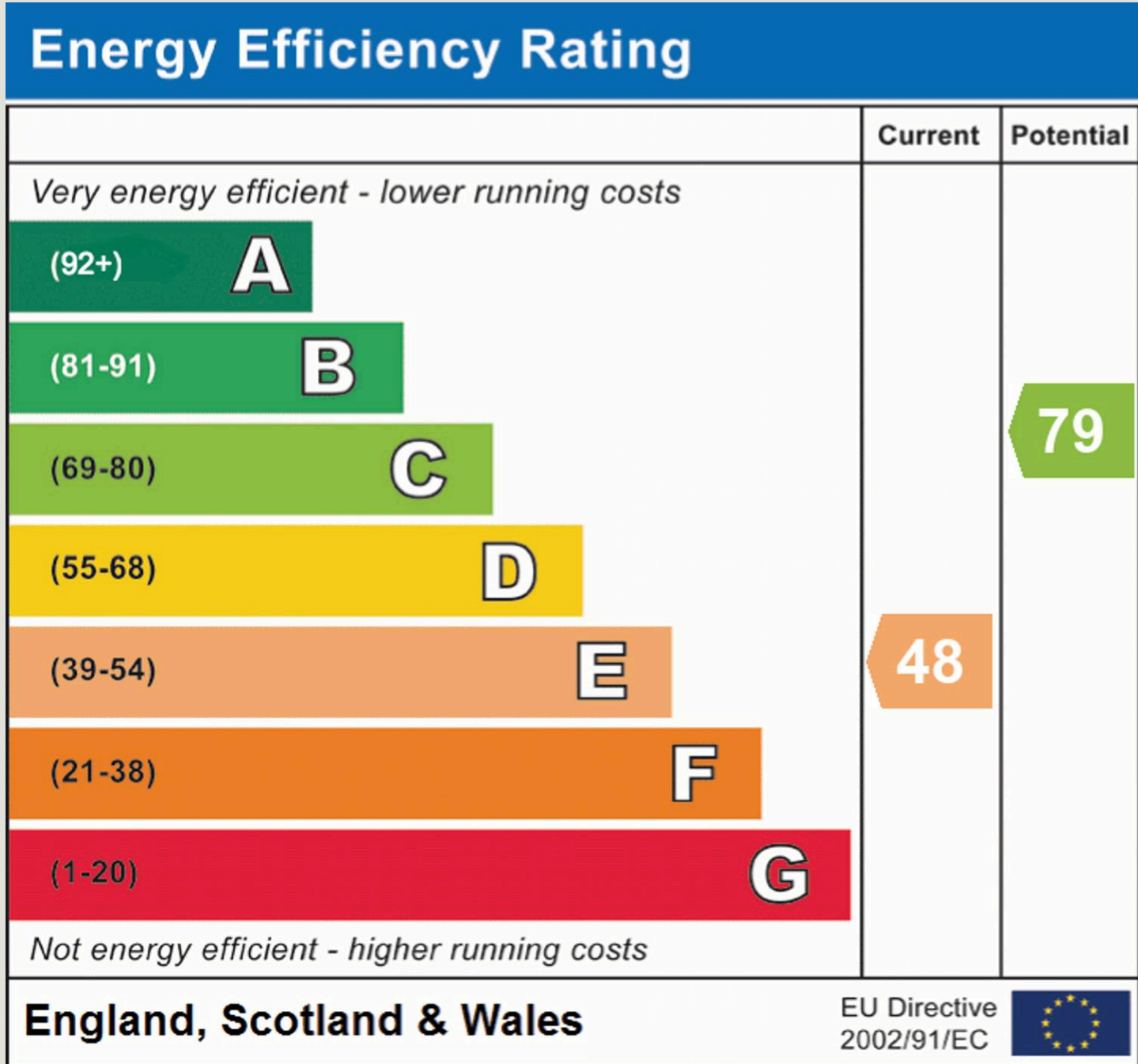
Services

Mains gas, electricity, water & 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.

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- 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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