

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Eskdale

£795,000

High Ground Cottage, Birker Fell, Eskdale, Holmrook,  
Cumbria, CA19 1TJ

What an absolute treat!

If complete tranquility, extraordinary mountain views and being away from it all are your thing, then this spacious, detached Lakeland Cottage situated within the beautiful Lake District National Park is definitely for you! Currently used as a successful Holiday Let for 6 months of the year. Comprising Entrance Porch, Farmhouse style Kitchen with Pantry off, Utility Room with Shower Room off, Snug/Sitting Room and Lounge to Ground Floor with 4 Double Bedrooms and 2 Bathrooms on the First Floor. Large Garden and Workshop with Garage over. Viewing highly recommended.

### Quick Overview

Detached Cottage - 4 Double Bedrooms

2 Reception Rooms - 2 Bathrooms

Remote and Rural, away from it all!

Jaw dropping open views!

Workshop & Garage

Generous Gardens with Terrace

Many beautiful walks from the doorstep

Well presented throughout

Successful Holiday Let

Standard Broadband speed 12mbps available\*



4



2



2



C



12 Mbps



Garage

Property Reference: G2719



External Front

**Description** It is difficult to put into words just how special and unique High Ground Cottage actually is.

Lets start with the basics..... This detached Lakeland Cottage (complete with roses around the door) is spacious (much more spacious than one might expect - in-fact more of a farmhouse really!), warm and welcoming and has a high level of character and charm but benefits from the comforts and luxuries expected in this modern day - the very best of both worlds!

The cottage is in a secluded and tranquil setting within the Lake District National Park which is wonderful in itself but it is fair to say the main headline, the showstopper, is the most magnificent, open, mountain views - they simply have to be seen to be believed from all the lovely, deep set cottage windows! Views over Birker Fell to Scafell Pike, Esk Pike, Crinkle Crag, Great Gable, Red Pikes and many more.



Dining Kitchen

It is very easy to get lost in romantic thoughts of Christmases here, cosy winter evenings with the fire and stove lit, candles burning, slightly misted windows and being snuggled on the sofa with a blanket and lovely glass of red wine, or long summer evenings on the patio, entertaining friends..... I digress!.....

The current vendors have owned, loved and improved the property over the last 20 years and have shared it with others by opening it up to holiday letting which generated approx £31,500 in 2021. So clearly, not only is High Ground Cottage a wonderful home it is also a great business with excellent potential to increase income if you can bear to let it for longer!

The main door opens to a useful porch with ceramic tiled floor - ideal for muddy boots and wet coats. A part glazed internal door gives you the first glimpse of the stunning view through the French doors directly opposite. The Breakfast Kitchen is at the very heart of the home (like all good kitchens) and you could be forgiven for overlooking the rustic charm, the farm house feel, the original floor boards, wood burning stove, exposed beam, the chunky, soft grey painted kitchen cabinets with granite worksurface, large range cooker and Belfast sink because the view, through the window and French doors is simply sublime and changes every few minutes with the light and weather! Just stunning! Off the Kitchen is a walk-in Pantry with plumbing for dishwasher and Utility Room with cream cabinets, oil central heating boiler and plumbing for washing machine. There is a half glazed external door and access to the Ground Floor Shower Room.



Ground Floor Shower Room

From the Kitchen, in the other direction, is the Sitting Room/Snug - exactly what you would imagine - cosy and inviting with dual aspect windows, attractive wood panelled walls, those splendid views and an open fire with stone surround and hearth. The main Lounge is spacious and light - ideal for family gatherings, with a dual aspect from the twin windows to the side and French doors accessing the patio and similar, wonderful views.



Sitting Room/Snug

The stairs lead out of the Kitchen to the First Floor with cottage style latch handle doors to the Bedrooms and Bathrooms. There are 3 double Bedrooms located to the front so of course all enjoy those superb views - two having recessed wardrobes and the master being larger than average. The remaining double Bedroom is also well proportioned and has a dual aspect enjoying super views to the side and rear and also has a recessed wardrobe. There are 2 Bathrooms, one to the front and one to the rear, both with white suites and showers over the bath.

Externally the Gardens do not disappoint and in our opinion are perfectly proportioned. A low maintenance garden, mainly laid to lawn with a mature tree to partially frame the splendid view and a super, paved, sunny Lakeland slate patio with direct access from the house which makes an enviable spot for al-fresco dining, a chilled glass of wine or two or simply somewhere to sit and soak up the



Dining Kitchen



Sitting Room/Snug



Lounge



Bedroom 1



Bedroom 2



Bedroom 3

wonderment of your surroundings. To the rear is an attractive and good sized rockery style garden with some pleasant and well established plants and shrubs.

The 'Workshop' is a portion of the stone barn which stands just beyond the house and has power and light. Above it is the Garage with double opening doors.

**Location** The stunning scenery, peace, woodland, tarns, fells and crags of the valley and surrounding hillsides draw many a walker, climber and cyclist who appreciate the less frantic pace of life to this area and it is easy to see why - although the western portion of the Lake District National Park does feel slightly quieter and like a well kept secret!

The cottage has the wonderful remote feeling yet is only 10 minutes by car to the Post Office and Convenience Store in Eskdale Green. A little further, approximately 15 minutes by car is the delightful town of Broughton in Furness which offers a Primary School, Post Office, Café, several Public Houses, Bakery, Vets and Butchers. There are also several great family-friendly inns with great food within a short drive - Bower House Inn, Brook House Inn, Blacksmith's Arms. The main Superstores Asda and Tesco also deliver to the cottage. There are also some wonderful walks straight from the door which include scenic walks to 'Stanley Ghyll' waterfall and Devoke Water close by.

To reach the property, follow the A595 passing Broughton in Furness and bear right signposted Ulpha/Seathwaite just before the traffic lights at Duddon Bridge. Follow the road over Ulpha Fell for approx 3 miles, go over the bridge and keep right signposted Eskdale. Take the next left up on to Birker Fell and follow the road for approx 4 miles. Turn right signposted (Stanley Ghyll - 'road unfit for motors') this is a narrow road (fully adopted and tarmacked by the Council) - follow the road for approx 300 yards and as the road forks take the left turn and High Ground Cottage is on the right hand side.

**Accommodation (with approximate measurements)**

**Entrance Porch**

**Breakfast Kitchen** 17' 5" x 16' 6" (5.33m x 5.03m)

**Pantry**

**Utility Room** 10' 7" x 5' 8" (3.25m x 1.73m)

**Shower Room**

**Sitting Room/Snug** 17' 6" x 10' 11" (5.33m x 3.33m)

**Lounge** 17' 6" x 14' 9" (5.35m x 4.52m)

**Bedroom 1** 15' 2" x 9' 11" plus wardrobe (4.62m plus wardrobe x 3.02m)

**Bedroom 2** 14' 9" x 8' 9" (4.5m x 2.67m)

**Bedroom 3** 12' 8" plus wardrobe x 8' 2" (3.86m plus wardrobe x 2.49m)

**Bedroom 4** 9' 9" x 9' 1" (2.98m x 2.78m) plus wardrobe

**Bathroom 1**

**Bathroom 2**

**Workshop** 18' 1" x 11' 6" (5.51m x 3.51m)



Lounge



Bedroom 1



Garden and Views



Panoramic View



Views

**Garage** 17' 0" max x 14' 6" max (5.18m max x 4.42m max)

**Services:** Mains electricity. Private water supply. Shared septic tank drainage. Oil central heating.

**Tenure:** Freehold. Vacant possession upon completion.

\*Checked on <https://checker.ofcom.org.uk/4.11.22> not verified

**Council Tax** Band E. Copeland District Council.

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

**What3words** <https://what3words.com/campfires.matrons.havens>

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Holiday Letting:** Currently Holiday Let for 5-6 months of the year by the current owners via 'Independent Cottages' [https://www.independentcottages.co.uk/lake\\_district/high-ground-cottage-ref1760](https://www.independentcottages.co.uk/lake_district/high-ground-cottage-ref1760) which in 2021 generated approx £34,000. The total income for 2022 was £31,431 for six months letting from May to early November

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015395 32301** or request online.



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# High Ground Cottage, Eskdale, Holmrook, CA19

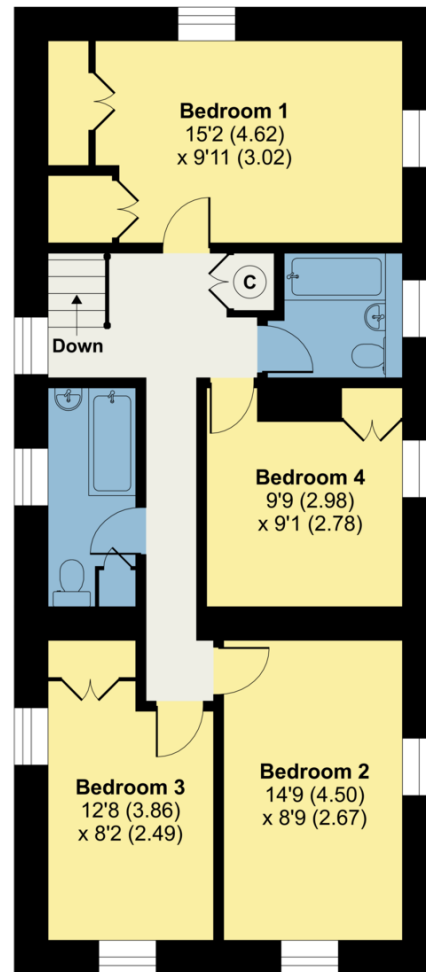
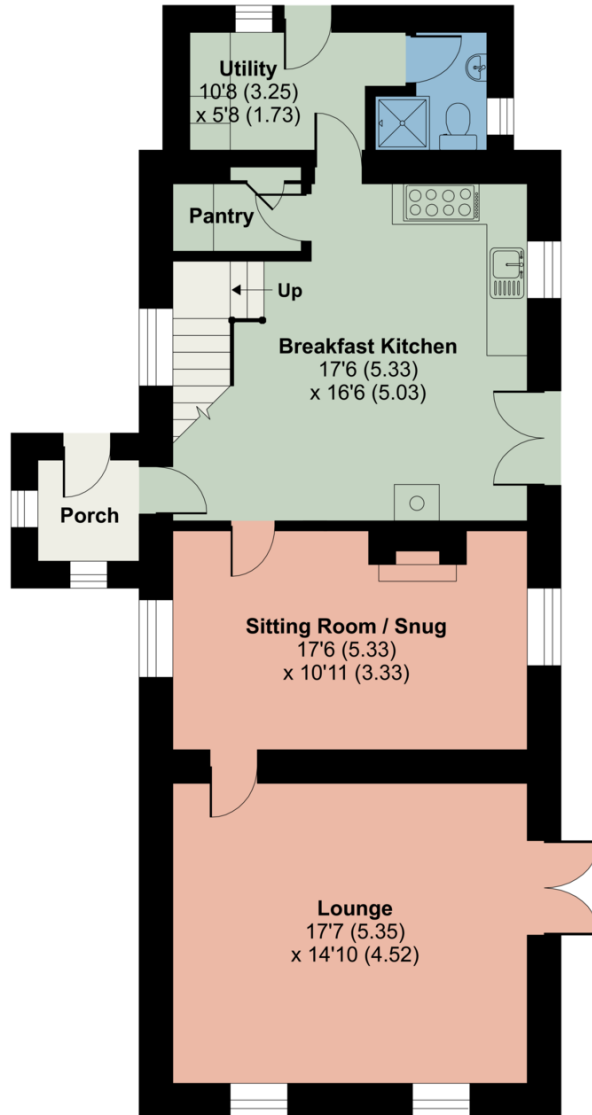
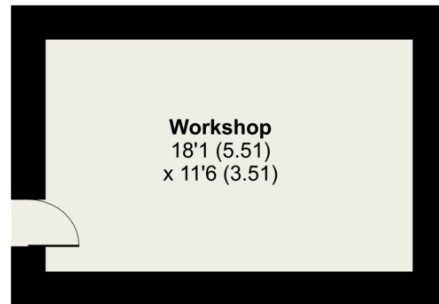
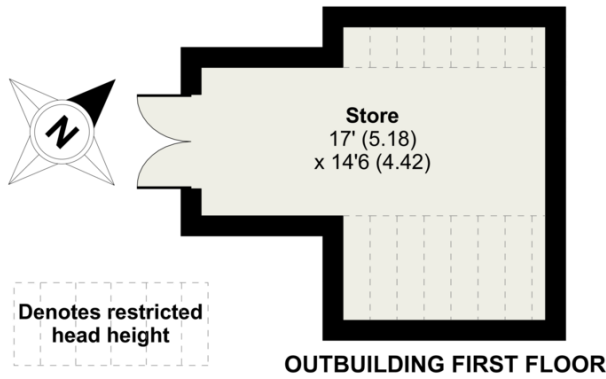
Approximate Area = 1701 sq ft / 158 sq m

Outbuilding = 334 sq ft / 31 sq m

Limited Use Area(s) = 71 sq ft / 6.6 sq m

Total = 2106 sq ft / 195.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Hackney & Leigh. REF: 917837

A thought from the owners - "Everyone who visits says this place is magical - its really hard to leave it! Whoever buys it will be very lucky".

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