

# PFK

Eagle Cottage, Glenridding, Penrith, Cumbria CA11 0PA

Guide Price: £750,000





## LOCATION

Glenridding is a popular tourist village situated in a prime position on the southern shores of Ullswater in the central Lake District National Park, approximately 14 miles south west of Penrith and the M6. Keswick to the north west and Windermere/Kendal to the south, are all within a half hours drive and London is only three hours away by train from Penrith railway station, with the delightful neighbouring village of Patterdale also within close proximity.

## PROPERTY DESCRIPTION

A rare opportunity to acquire this charming two-bedroom detached stone cottage, set in an elevated position offering stunning views over Ullswater. Nestled in the heart of the Lake District National Park, this historic property has only changed owners a handful of times, with its last sale believed to date back to circa 1940.

Eagle Cottage underwent a sensitive refurbishment in 2014, blending modern comforts with its traditional charm and boasts an attractive garden, seamlessly complementing the rugged beauty of the surrounding landscape with this quintessential Lakeland dwelling.

The accommodation briefly comprises a welcoming entrance hall with access to a WC and utility, along with a front aspect living room, with a beautiful wood burning stove and a spacious dining room which leads through to a well equipped kitchen. An external door from the kitchen leads out to the side of the property to where the wood store and outhouse are situated. To the first floor, there are two good sized bedrooms, one of which is a generous principal bedroom enjoying a fabulous outlook, and the other which sits to the rear and is currently a twin bedroom, along with a contemporary family bathroom.

Externally, and discreetly tucked to one side of the property are two useful outhouses, one of which is currently used for storage with space for recycling and outdoor equipment, and the second as an excellent wood store. Both benefit by being accessible from under a covered canopy porch. An additional parcel of land to the rear included within the sale, currently left to wilding, offers potential for further landscaping and use.

Currently operating as a highly successful holiday let, this versatile property would equally make a wonderful permanent home or idyllic retreat. A rare gem in a stunning location, this cottage offers a unique opportunity to own a piece of Lake District heritage.

## ACCOMMODATION

### Entrance Hall

Accessed by a traditional front entrance door with traditional ironwork. Stairs to the first floor with useful understairs cupboard, upper level cupboards housing the consumer unit, radiator, flagged flooring, side aspect window and doors giving access to the utility room/WC, living room and dining room.

### WC

0.82m x 1.08m (2' 8" x 3' 7")  
Fitted with a WC, partial wood panelled walls, radiator and obscured rear aspect window.

### Utility Room

1.40m x 1.95m (4' 7" x 6' 5")  
A useful space with sink, space for washing machine, electric central heating boiler, part wood panelled walls, tiled flooring and rear aspect window.

### Living Room

3.89m x 3.60m (12' 9" x 11' 10")  
A beautiful front aspect reception room with sliding sash windows with window seat enjoying views towards Ullswater. Recessed wood burning stove on a stone hearth, radiator and built in storage cupboards.

### Dining Room

2.32m x 3.12m (7' 7" x 10' 3")  
A rear aspect room with ample space for dining furniture, useful shelved cupboard, part panelled walls, sconce lighting, radiator and flagged flooring.

## Kitchen

2.55m x 3.73m (8' 4" x 12' 3")  
Forming part of a later extension to the property, the kitchen is fitted with a good range of wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated double oven with hob and extractor over, space for freestanding dishwasher and fridge freezer. Under unit lighting, radiator, dual aspect sliding sash windows and external door leading out to an undercover area giving access to two outhouses and the gardens.

## FIRST FLOOR

### Landing

With side aspect sash window and doors leading to the bedrooms and bathroom.

### Family Bathroom

2.40m x 2.14m (7' 10" x 7' 0")  
Fitted with a three piece suite comprising bath with panelled surround, mains shower over and fitted shower screen, WC and wash hand basin. Built in cupboard, part tiled walls, wall mounted mirror with lighting, vertical heated chrome towel rail, tiled flooring and obscured rear aspect window.

### Bedroom 1

4.06m x 3.72m (13' 4" x 12' 2")  
A beautiful dual aspect double bedroom with radiator and sash window enjoying views towards Ullswater.

### Bedroom 2

2.57m x 3.31m (8' 5" x 10' 10")  
An attractive rear aspect bedroom with radiator and sash window.

## EXTERNALLY

### Gardens & Land

The property is accessed via a track leading through the field of a neighbouring landowner. A right of way is in place to gain access to the property. The gardens predominantly lie to the front and side of the property and are mainly laid to lawn with shrubbery and trees which complement the surrounding landscape. The property enjoys an elevated position, close to many well known walking trails, and the gardens, with ample space for seating, provide an ideal space to relax from the hustle and bustle of the nearby village of Glenridding and to enjoy the breathtaking surrounding landscape. An additional parcel of land to the rear included within the sale, currently left to wilding, offers potential for further landscaping and use.

## ADDITIONAL INFORMATION

### 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.

### Tenure & EPC

The tenure is freehold.  
The EPC rating is G.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Mains electricity, water & private septic tank drainage. Electric heating and mainly single glazed sash windows installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.


Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - Front door - [unlisted.digitally.brightly](#)

From Penrith access the A66 trunk road westbound at Junction 40 on the M6 and proceed to the roundabout at the Rheged Centre. Take the second left (A592 for Ullswater) and continue for approx. 12 miles to the head of the lake where Glenridding is located. Follow the road into the village, taking the right turn immediately after the bridge, continue until reaching the village hall and the property can be found on the left, up the track running through the field.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	9	
Not energy efficient - higher running costs		
<small>EU Directive 2002/91/EC</small> 		
<b>England, Scotland &amp; Wales</b>		



Approximate total area<sup>(1)</sup>

840.34 ft<sup>2</sup>

78.07 m<sup>2</sup>



Floor 0



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS PMS 3C standard.

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