



**Thorns, Boot, Eskdale, CA19 1TG**

Fixed Price **£500,000**

**PFK**

# Thorns, Boot, Eskdale

## The Property:

Nestled in a breathtaking Lakeland setting, Thorns presents a rare opportunity to own a property full of potential. This charming cottage, while requiring renovation, offers a blank canvas for those with creative visions. The picturesque surroundings further enhance the allure of this property, making it an attractive option for anyone interested in a transformative project.

The versatile layout of the cottage provides ample space for relaxation and social gatherings. The ground floor features a spacious dining kitchen, a generous lounge, second reception room, bathroom and utility facilities that meet everyday needs. Moving to the first floor, there is a large room with expansive views, which could be transformed into a luxurious bedroom or an impressive lounge. This level also includes two additional bedrooms and a shower room, ensuring plenty of living space.

The extensive grounds surrounding the cottage offer numerous development possibilities. Notably, the inclusion of a separate field is a rare find on the open market in such a tranquil area, making it perfect for equestrian enthusiasts or those seeking additional outdoor space, subject to planning approval. The nearby fells, including the stunning Scafell Pike, provide breathtaking views and invigorating hiking opportunities. This property is ideally suited to a range of purchasers, with the potential to create a stunning Lakeland retreat, particularly appealing to horse owners or newcomers to the area.





## Thorns, Boot, Eskdale

### Location & directions:

Located in the Eskdale valley, Boot is surrounded by some of the region's most breathtaking natural attractions, including the dramatic Scafell Pike, England's highest peak, and the serene Wastwater, often regarded as the country's most beautiful lake. The village itself is steeped in history, with charming stone cottages, traditional inns, and the famous Eskdale Mill, one of the oldest working watermills in the country. Despite its peaceful, remote feel, Boot is within easy reach of nearby towns such as Gosforth and Ravenglass, providing access to essential amenities, shops, and schools. The village is also well connected to the Ravenglass and Eskdale Railway, offering a scenic route to the coast and further exploring the rich heritage of the area.

### Directions

Thorns can be located using postcode CA19 1TG and identified by a PFK for sale board. Alternatively by using What3words///cherubs.knitted.fine

- **Charming 3 bedroom cottage**
- **Tenure: Freehold**
- **Council tax: Band E**
- **EPC rating F**



## ACCOMODATION

### Entrance

Accessed via part glazed door. With stone walls and wood panelled ceiling, large side aspect window and door into the hallway.

### Hallway

With stairs to the first floor and door into the living room.

### Living Room

16' 3" x 11' 9" (4.96m x 3.58m)

A generous, dual aspect reception room with large picture window to the front with window seat and enjoying views towards the Lakeland fells. Exposed ceiling timbers and lintels, feature stone fireplace with slate hearth and wood mantel housing a stove, wall mounted lighting and open access into the dining kitchen.

### Dining Kitchen

10' 2" x 17' 11" (3.10m x 5.46m)

Dining area with feature wood panelling, ample space for dining table, wall mounted lighting, side aspect window with exposed wood lintel and door to the side hallway and porch. The kitchen area is fitted with a range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Space for freestanding electric cooker and full height fridge freezer, side aspect window with exposed wood lintel and door leading into second reception room.

### Utility Area

5' 0" x 7' 11" (1.52m x 2.42m)

With cloaks area and part panelled walls, loft access hatch, wall mounted shelving and side aspect window.

### Side Porch

With part panelled walls, door to WC and part glazed, stable style wooden door out to the side.



## WC

5' 1" x 3' 10" (1.54m x 1.17m)

Fitted with low level WC, small wash hand basin and wall mounted storage cupboard.

## Reception Room 2

11' 7" x 12' 9" (3.54m x 3.89m)

A side aspect room with wall mounted lighting, radiator and door into the bathroom.

## Bathroom

16' 6" x 10' 11" (5.04m x 3.32m)

A generous space, fitted with a four piece suite comprising concealed cistern WC, bidet, bath with tiled surround and tiled shower cubicle with mains shower. The bathroom is part partitioned and includes an area fitted with full height storage cupboards and ceiling mounted clothes airer, radiator, storage heater and side aspect window.

## FIRST FLOOR LANDING/SNUG AREA

A large space with exposed ceiling timbers, radiator, doors leading to two further bedrooms and a shower room and open archway access into bedroom 1. Due to the available space on the landing, a buyer may wish to reconfigure the layout to include a fourth bedroom if required.

## Bedroom 1

16' 4" x 24' 6" (4.99m x 7.46m)

A spacious room with exposed ceiling timbers and apex beams, wall mounted lighting, radiator, night storage heater and access into a useful under eaves storage space. A buyer may wish to create a reverse style accommodation layout in the house, as this room would make a particularly good lounge or reception space enjoying far reaching views towards the Lakeland fells from a large front aspect picture window with a further smaller window.



**Bedroom 2**

6' 11" x 6' 11" (2.12m x 2.10m)

A single bedroom with part sloping ceiling, exposed timbers and Velux rooflight.

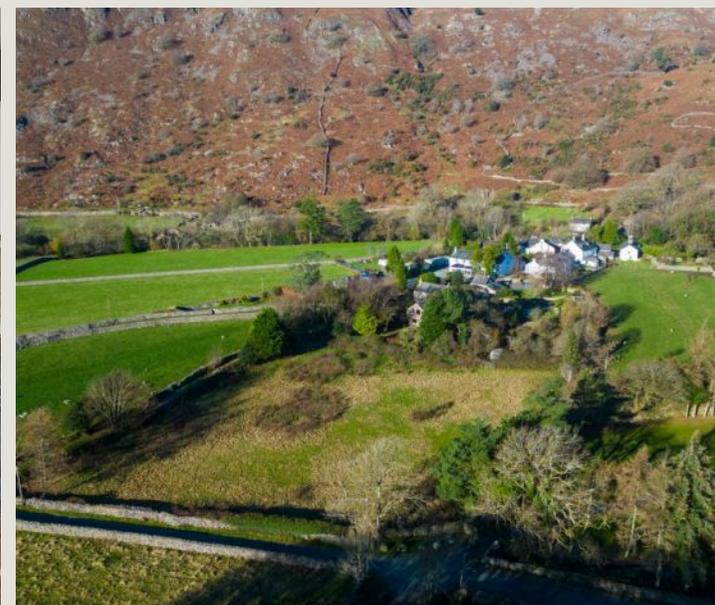
**Bedroom 3**

With part sloping ceiling and exposed ceiling timbers, wall mounted lighting and side aspect window enjoying views towards the Lakeland fells.

**Shower Room**

8' 0" x 3' 7" (2.45m x 1.09m)

Fitted with a three piece suite comprising low level WC, wash hand basin and tiled shower cubicle with electric shower.





## EXTERNALLY

### Garden

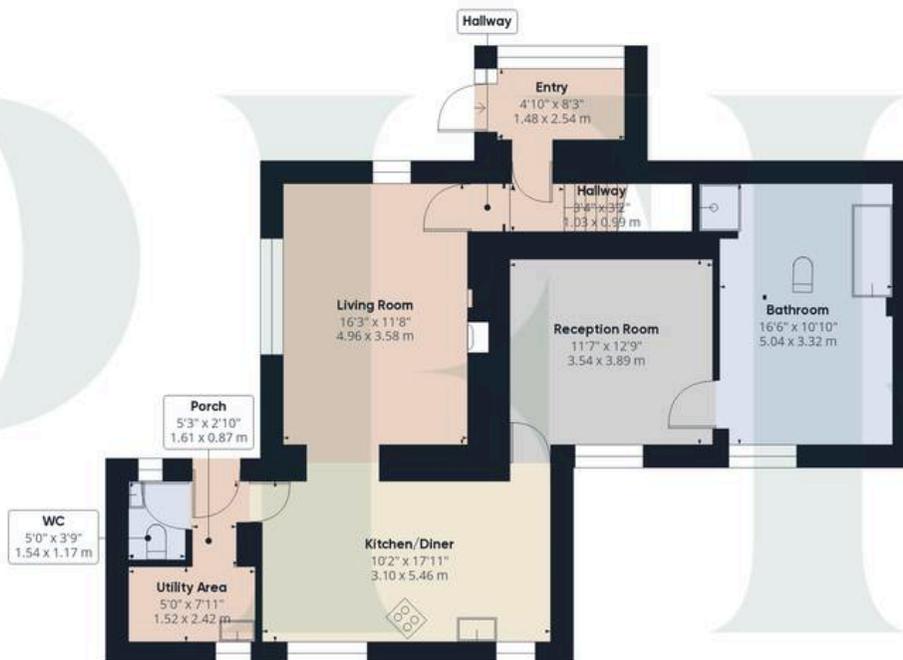
A garden lies to the front, with extensive grounds surrounding to the side and rear. Also included within the sale is a separate field suitable for grazing horses or perhaps again for other uses, but buyers are advised to make their own enquiries to the Lake District Planning Board as to the likelihood of securing planning for any other use on the site, and it would all be subject to planning approval.

### Driveway

#### 8 Parking Spaces

There is a gated entrance from the lane, leading to the private grounds of Thorns with offroad parking for multiple vehicles and a large detached outbuilding/garage which offers considerable scope for conversion for various uses, subject to planning.





Floor 0



Floor 1

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

1433.21 ft<sup>2</sup>

133.15 m<sup>2</sup>

(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 IPMS 3C standard.

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**ADDITIONAL INFORMATION**

**Services**

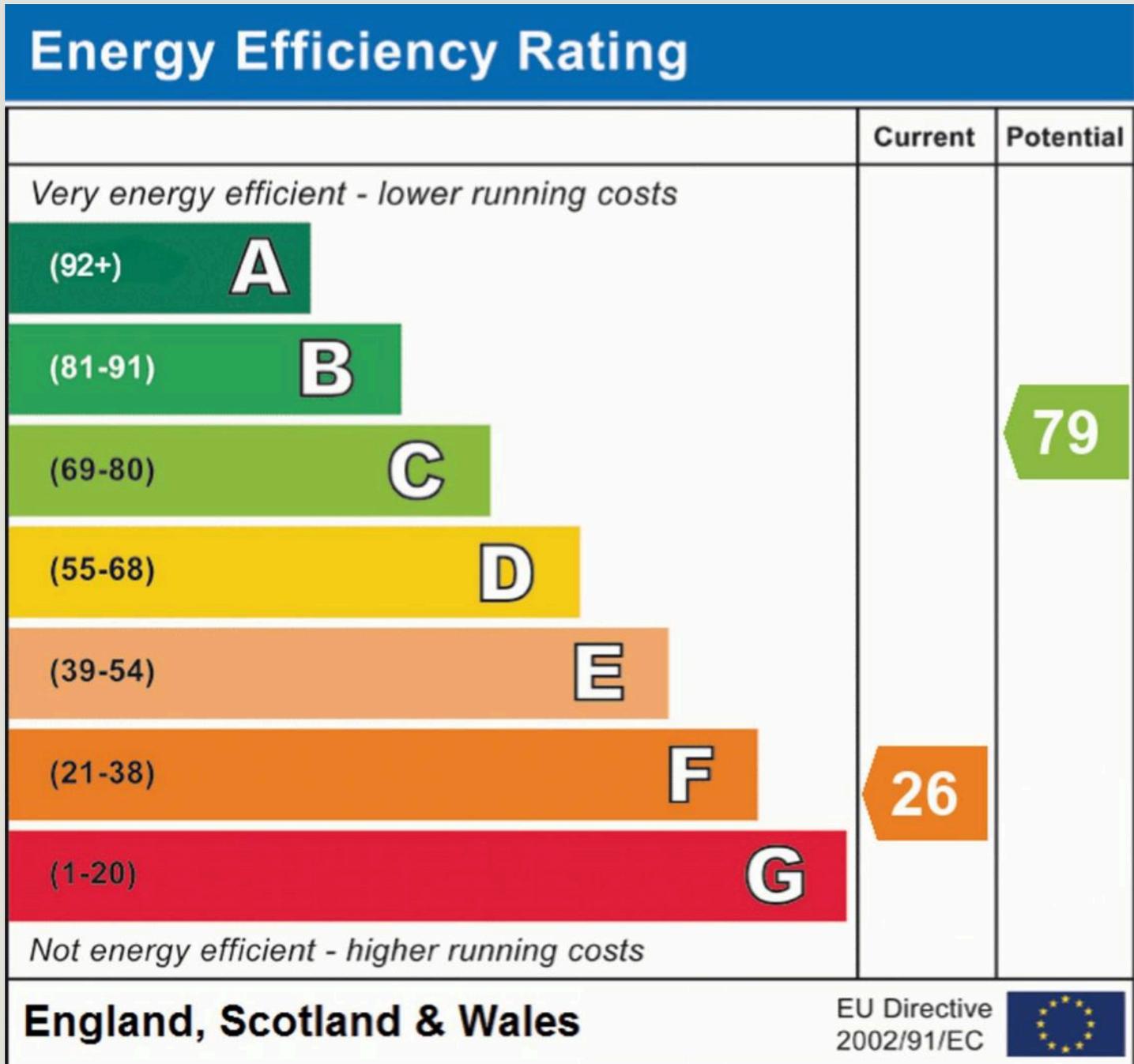
Mains electricity, water & septic tank drainage. Electric heating and double glazing installed. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

**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 & 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.





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