



**Dale Cottage, Calderbridge, CA20 1DN**

Offers Over **£350,000**

**PEK**

# Dale Cottage

## The Property:

Positioned in an exceptional riverside setting in the heart of Calderbridge, Dale Cottage is a truly special home occupying an enviable position right on the edge of the river Calder with private fishing rights from the garden. With beautiful low level patio gardens cascading towards the water and uninterrupted views across the river to open fields beyond, the setting is nothing short of breathtaking. This is a home that offers lifestyle as much as accommodation, peaceful, picturesque and perfectly suited to those relocating for work, seeking a slower pace of life, or embracing early retirement close to the delights of the Lake District National Park.

Internally, the property has undergone significant renovation and is presented in immaculate condition throughout. An inviting entrance hallway leads into a stunning open plan lounge, dining and family room, a wonderfully sociable space designed for modern living. Bifold doors frame the river views and open seamlessly onto the rear terrace, effortlessly blending indoor and outdoor living. The space flows into a luxury contemporary kitchen, stylishly appointed with high end integrated appliances. From here, a further reception room, currently used as a home office, enjoys superb river views and direct access to a private balcony. A separate cosy lounge provides an additional retreat or could also be used as a ground floor bedroom if required. To the first floor are two well proportioned bedrooms, one benefitting from a generous walk-in wardrobe, along with a family bathroom. The upstairs offers excellent scope for a purchaser to further enhance and style to their own taste and specification.



# Dale Cottage

## The Property continued....

Externally, the property truly excels, the main terrace with glass balustrades provides a spectacular vantage point over the river, with steps leading to a lower patio area described as a true sun trap in the summer months. In addition, there is a substantial undercroft, accessed via a trap door from the lounge and externally, offering exciting potential (restricted head height), perhaps as a unique cinema room, creative studio or even a sheltered entertaining space with hot tub. A further outdoor store, which houses the boiler and provides additional storage, adds practicality to this remarkable riverside home.

In summary, Dale Cottage is far more than simply a house, it is a rare opportunity to acquire a beautifully renovated riverside home in a setting that is both peaceful and inspiring. With its seamless indoor-outdoor living, breathtaking outlook and scope to personalise further, it offers a lifestyle that is increasingly hard to find and even harder to leave.

- **Stunning 3 bed detached property**
- **Exceptional riverside position with uninterrupted views across the river Calder**
- **Low level garden, private balcony, large undercroft & additional outdoor storage**
- **Tenure: Freehold**
- **Council Tax: Band C**
- **EPC rating TBC**





## Dale Cottage

### Location & directions:

Calderbridge is a charming and sought after village on the western fringe of Cumbria, offering a peaceful rural setting whilst remaining well connected. Situated close to Seascale and within easy reach of the employment hubs at Sellafield, the location is particularly appealing to relocating professionals. The village itself enjoys a welcoming community feel, attractive surroundings and immediate access to beautiful countryside walks. Importantly, the breathtaking landscapes of the Lake District National Park are just a short drive away, offering world class scenery, outdoor pursuits and charming Lakeland villages. Calderbridge provides the perfect balance between tranquil riverside living and practical accessibility, a setting that feels wonderfully removed, yet entirely convenient.



### Directions

The property can be located by using either CA20 1DN or [3W///warblers.paramedic.extra](https://www.warblers.paramedic.extra)

## ACCOMMODATION

### Entrance Hallway

Approached via composite door. Stairs leading to first floor accommodation, window to front, feature tiled flooring and part glazed door to living accommodation.

### Lounge/Dining Room

Dining Area: 3.17m x 4.84m Lounge Area: 3.53m x 3.33m A stunning open plan lounge/dining room which features 2 modern radiators, window to side elevation, large understairs storage cupboard, and feature flooring which opens to further open plan dining/kitchen. Access to a large loft area which is boarded and provides additional storage.

### Kitchen/Dining Area

24' 3" x 11' 9" (7.39m x 3.58m)

Luxury kitchen fitted with a range of stylish wall and base units with complementary worksurfacings and island unit. High quality integrated appliances including triple electric oven with microwave, induction hob with rising extractor, wine fridge, sunken sink with Quooker boiling water tap, dishwasher, fridge/freezer and washing machine. Opening to the open plan living/dining area which features bifold doors with access to the outdoor space to the rear and 2 glass ceiling lanterns. The kitchen also leads into the office/sun room which opens up to the balcony area.

### Office/Snug

7' 10" x 10' 0" (2.39m x 3.06m)

Currently utilised as a home office with full length window to side, further window, radiator, feature wood flooring and sliding patio door out onto the private balcony on the rivers edge with far reaching views.

### Lounge/Bedroom 1

11' 10" x 10' 7" (3.60m x 3.23m)

Currently utilised as a lounge, this room is equally suited as a ground floor bedroom. Dual aspect windows to front and side elevation, radiator.



## FIRST FLOOR LANDING

Loft access, doors to accommodation.

### Bedroom 2

12' 1" x 16' 1" (3.69m x 4.90m)

Large double bedroom with 2 Velux rooflights, wood effect flooring, radiator and large walk in wardrobe (3.64m x 1.67m).

### Bedroom 3

10' 5" x 9' 2" (3.17m x 2.79m)

Part sloped ceiling with Velux rooflight, undereaves storage, radiator.

### Bathroom

6' 9" x 9' 3" (2.07m x 2.82m)

Fitted with 3 piece white suite comprising close coupled WC, wash hand basin and corner bath with electric shower over. Velux window, tiled walls and chrome radiator.





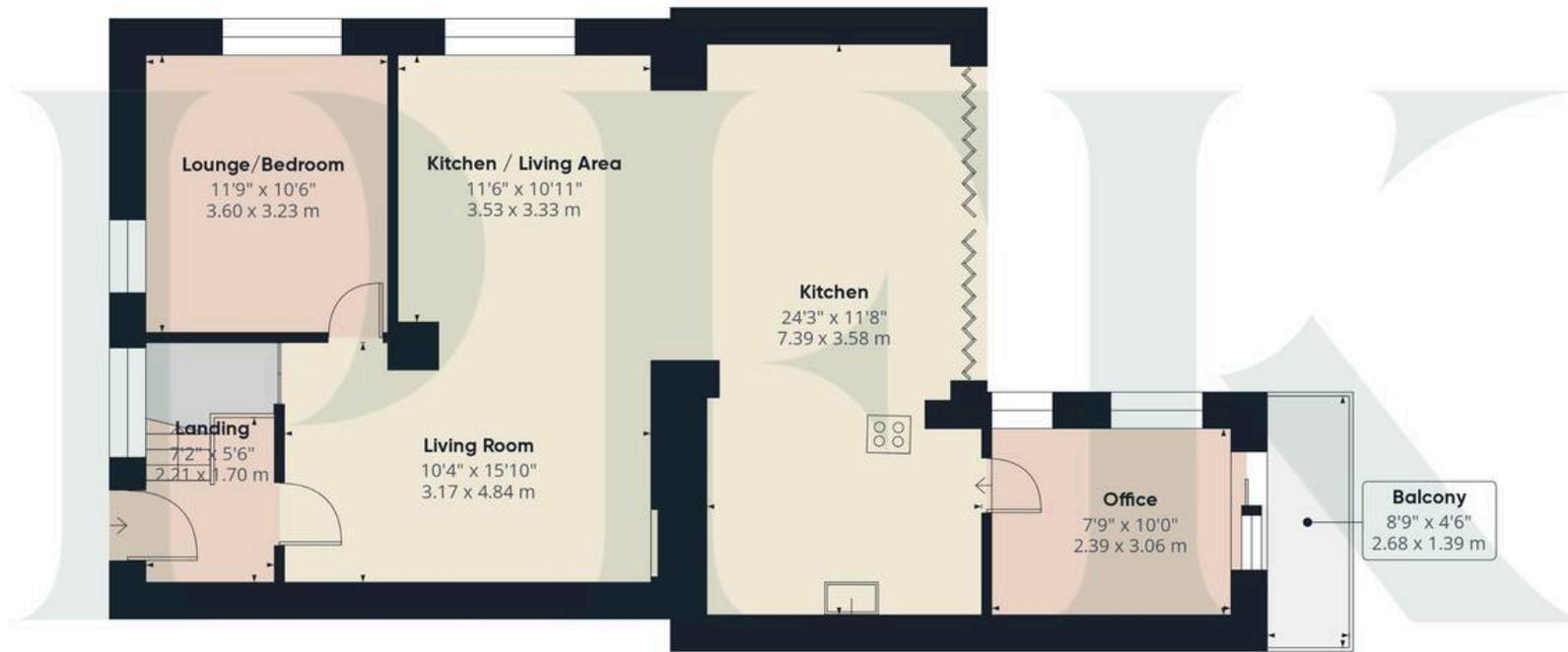
## EXTERNALLY

### Garden

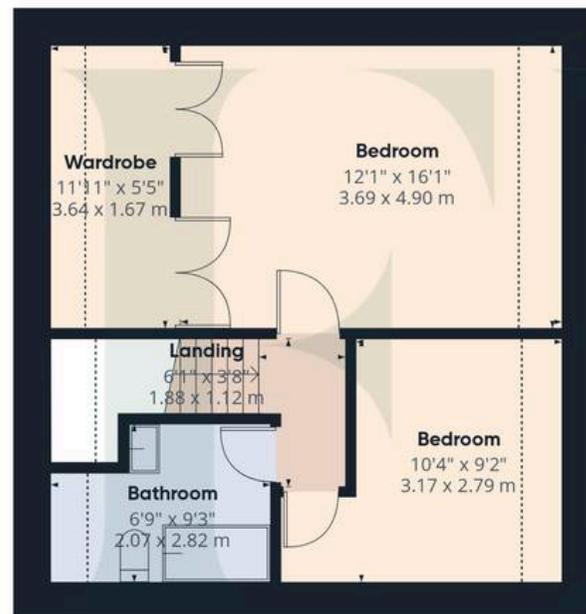
The outdoor space at Dale Cottage is undoubtedly one of its most captivating features. Bifold doors from the main living accommodation open directly onto a superb elevated terrace with sleek glass balustrades, creating a seamless extension of the interior and providing the perfect vantage point to enjoy the peaceful riverside setting. From here, steps lead down to a further delightful patio area positioned right alongside the river Calder, a wonderful spot for outdoor dining or simply relaxing while taking in the far reaching views across the water to the open countryside beyond. In addition, the home office benefits from access to a small private balcony. Beneath the property lies a substantial undercroft, accessible both from a trap door within the lounge and externally, offering exciting potential for creative use (subject to head height), or unique entertainment space. A further outdoor store provides valuable practicality, completing what is truly a thoughtfully designed and exceptionally special outdoor environment.







Floor 0



Floor 1

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

1331 ft<sup>2</sup>  
123.6 m<sup>2</sup>

**Balconies and terraces**

40 ft<sup>2</sup>  
3.7 m<sup>2</sup>

**Reduced headroom**

62 ft<sup>2</sup>  
5.8 m<sup>2</sup>

(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.

### Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- 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.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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