



## West View Main Street, Ravenglass, CA18 1SQ

**£239,950**

Sitting pretty, with picturesque views across the Estuary.... This delightful three bedroom mid terrace could make the perfect home, whether that be your holiday home or forever home!

Ravenglass is a coastal village which lies between Barrow-in-Furness and Whitehaven, on the estuary of three rivers: the Esk, Mite and Irt. It is the only coastal village in the Lake District National Park. Whether you enjoy walks across the sand, or fancy taking a journey on the "La'al Ratty" - there is something for all the family to enjoy.

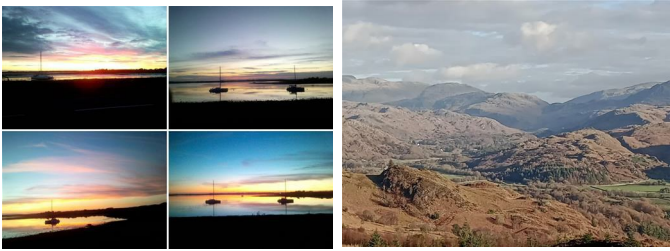
The railway provides reasonable links to Carlisle, Lancaster & Manchester Airport as well as local station connections.

To arrange a viewing, call us today on 01946 693931.

## OWNERS COMMENTS

In the Owners words "over the years I have enjoyed watching the unbelievable sunset and view from the front porch and garden with a glass of my favorite wine or a cup of tea. Walking from my house to Muncaster Fell on tracks and just standing and taking in the beauty of the area, it really is outstanding. I am selling my idyllic home as my personal circumstances have changed"

## OWNERS PHOTOGRAPHS



## THINGS YOU NEED TO KNOW

The property is Freehold and offers mains gas, electric and water supplies.

The property benefits from a newly installed gas combi boiler in 2024.

There is a right of access for both neighboring properties to access their rear gardens from the archway.

## ENTRANCE PORCH

Provides access to:

## LIVING ROOM

21'1" x 16'1" (6.43 x 4.91)



A superb size living area with lovely views towards the estuary, feature stone fireplace, three radiators and door to:

## KITCHEN/ DINING ROOM

16'5" x 14'1" max (5.02 x 4.30 max)



A nice family sized kitchen which was updated in 2012 and offers a cracking entertaining space benefitting from double patio doors to the rear. The kitchen comprises of a range of wall and base units with complimentary work surfaces and surrounds, integral oven and grill, hob with stainless steel extractor hood over, additional door to access the side of the property and door to:

## W.C.



W.C and wash hand basin with tiled surrounds, frosted glass window, wall hung gas central heated boiler and facilities for a washing machine.

## BACK FROM THE LIVING ROOM

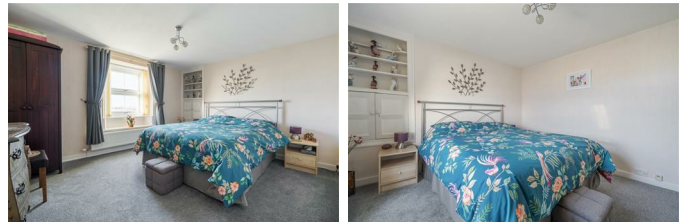
Stairs lead to:

## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE

12'9" x 10'9" (3.90 x 3.30)



Double bedroom facing front elevation with views across the Estuary and radiator.

## BEDROOM TWO

10'9" x 10'9" (3.30 x 3.30)



Double bedroom facing front elevation with views across the Estuary and radiator.

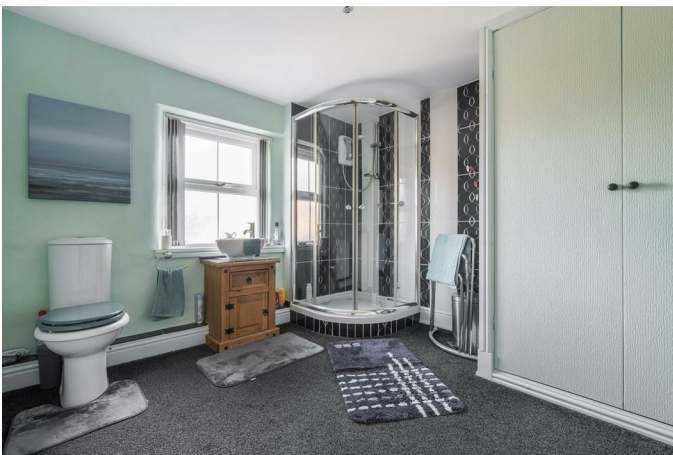
## BEDROOM THREE

10'5" x 9'10" (3.18 x 3.01)



Double bedroom facing rear aspect and radiator.

## SHOWER ROOM



Generous space offering a three piece suite comprising of a shower cubicle, W.C, wash hand basin, frosted glass window, and airing cupboard. The access to the loft is also from the shower room and the loft benefits from a pull down ladder. light and is part boarded.

## EXTERNAL - FRONT



Sitting pleasantly on Main Street with a view towards the Estuary. The property benefits from a small courtyard garden with gated access.

## EXTERNAL - REAR



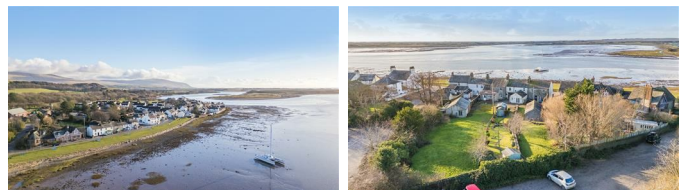
## EXTERNAL - REAR GARDENS



Family sized rear garden which is mainly laid to lawn and houses two sheds, one with electric and water and the other with just electric.

The property benefits from a lovely paved seating area to the rear and an access point to the rear via the front, Main Street.

## RAVENGLASS DRONE IMAGES



## RAVENGLASS DRONE IMAGES - ESTUARY



## COUNCIL TAX

We have been advised by Copeland Borough Council (01946) 852585 that this property is placed in Tax Band C

## DIRECTIONS

Upon turning into Ravenglass from the A595, follow the road around and pass the La'al Ratty and continue onto Main Street. The property can be found on the left hand side identified by a Grisdales For Sale

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

## SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

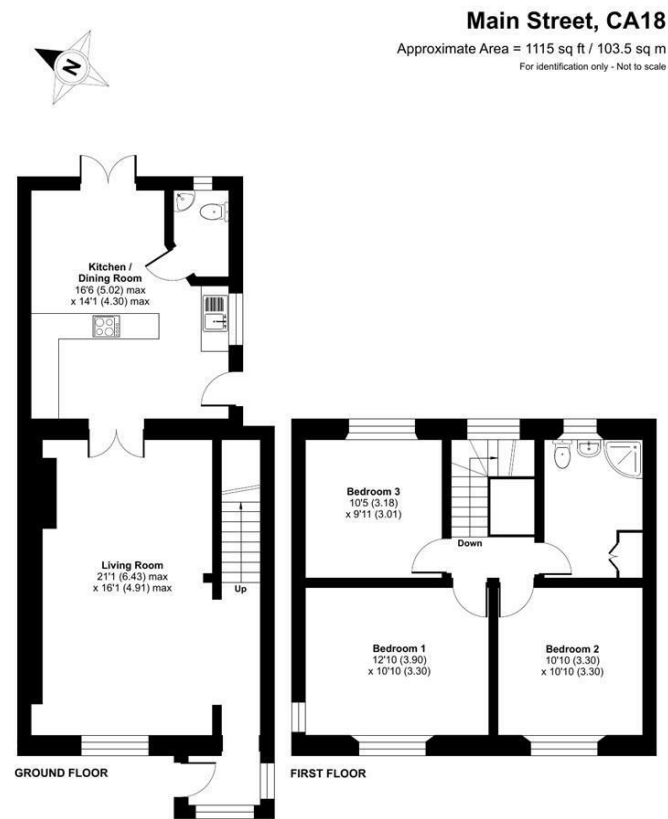
## MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

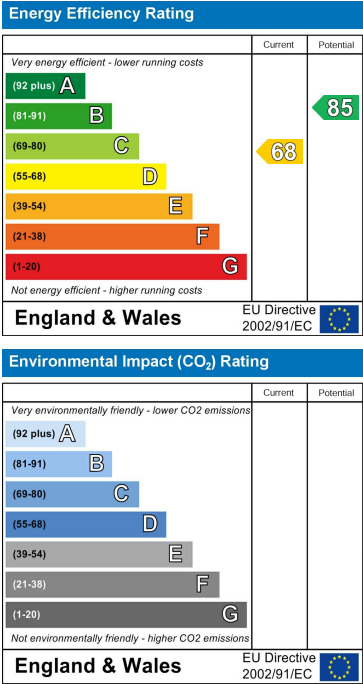


ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Grisdales. REF: 1236631

Area Map



Energy Efficiency Graph



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