



Acacia Cottage 1 Ravenshyll, Penrith, CA10 1DQ

Guide price £295,000



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# Acacia Cottage 1 Ravenghyll

Penrith, CA10 1DQ

- Immaculately presented cottage
- Beautiful lounge with multi-fuel stove
- Desirable village location
- Successful Air BnB and second home
- Spacious shower room
- Stunning kitchen diner
- Renovated to a high standard
- Designated parking space
- Two generous bedrooms
- Private rear yard

Acacia Cottage is a charming and comprehensively renovated two-bedroom cottage situated in the picturesque village of Kirkoswald in Cumbria's celebrated Eden Valley. Extensively upgraded between 2022 and 2024, this turnkey property has been transformed to an exceptional standard, combining period character with high-quality contemporary fittings and modern infrastructure throughout.

The cottage has proven itself as a highly successful holiday let, holding a coveted 5-star Superhost status on Airbnb, whilst also serving as a beloved second home. With private parking, a wealth of recent improvements, and the added potential of lapsed planning permission for a loft conversion with bedroom and en-suite, Acacia Cottage offers enormous appeal for a variety of buyers.

## Directions

What3words location: [///stage.zebra.revealing](https://www.what3words.com/#!/en-gb/stage.zebra.revealing)



### Kitchen Diner

16'7" x 9'8" (5.08 x 2.97)

The kitchen diner is undoubtedly the centrepiece of the ground floor and one of the cottage's most impressive features. Fitted in 2022 to an exceptionally high standard, it comprises a comprehensive range of solid wood painted cabinetry with striking granite worktops, combining robust practicality with timeless aesthetic appeal. Integrated appliances include a double oven, induction hob, dishwasher, washer-dryer, and fridge/freezer — a complete specification that ensures the kitchen is ready for immediate use, whether as a primary home or holiday let. The open-plan dining area creates an inviting sociable space, ideal for entertaining guests with beautiful oak flooring, feature lighting from the renowned Jim Lawrence and doors out to the private rear seating area.

### Lounge

13'6" x 12'7" (4.14 x 3.86)

A generously proportioned and beautifully appointed sitting room, warmed by a newly installed multifuel stove (2022), which provides a stunning focal point and an efficient, cosy heat source — perfectly suited to Cumbria's cooler seasons. The room is finished with luxurious oak flooring, creating an atmosphere of understated elegance.

### Entrance Hall

A welcoming entrance to the property, providing access to the ground floor accommodation. The hall benefits from the new flooring and lighting upgrades carried out as part of the comprehensive 2022–2023 refurbishment, with elegant wool carpet creating a warm and characterful first impression.

### Principal Bedroom

13'3" x 12'8" (4.05 x 3.88)

A spacious and serene principal bedroom of excellent proportions. The room accommodates a king-size bed with ease and benefits from the quality wool carpeting, views of the surrounding village and countryside add to the restful ambience.

### Bedroom Two

7'11" x 9'4" (2.42 x 2.87)

A comfortable and well-presented second bedroom, ideal as a twin or double room for guests. It mirrors the quality of finish throughout the cottage and is conveniently positioned adjacent to the shower room.



### Shower Room

8'3" x 6'7" (2.52 x 2.01)

A fully refitted shower room installed in 2022 to a high specification. The suite comprises a contemporary shower enclosure, WC, and wash basin, with the notable luxury of underfloor heating — a thoughtful addition that provides exceptional comfort throughout the year.

### Landing

The landing provides access to both first-floor bedrooms and the shower room. It is light and well-proportioned, and benefits from the same quality of finish found throughout the property.

### Outside

The property benefits from private parking, a highly desirable feature in a village setting. The external areas include a private gravel seating area to the rear of the property, with outdoor storage cupboards and a designated parking space. The outdoor space complements the cottage's character and provide practical convenience for both permanent residents and holiday guests alike.

### Services and Extra Information

The property is serviced by mains electricity, water and drainage and has oil fired central heating.

Acacia Cottage has undergone a thorough and substantial programme of improvement, with virtually every major system and fitting renewed in recent years. The result is a property that is not only beautifully presented but also reliable, efficient, and requiring minimal maintenance. Key works include:

- 2022 — New kitchen: solid wood painted cabinetry, granite worktops, and fully integrated high-end appliances
- 2022 — New shower room with underfloor heating
- 2022 — New multifuel stove installed in the lounge
- 2022 — New consumer unit and full electrical upgrade
- 2022 — New radiators and pipework installed throughout
- 2022–2023 — New flooring throughout: wool carpets and hard-wearing floor surfaces
- 2023 — New oil storage tank
- 2024 — New boiler



Acacia Cottage benefits from lapsed planning permission for a loft conversion, incorporating an additional bedroom and en-suite bathroom. Prospective purchasers are advised to make their own enquiries with the relevant local planning authority regarding the possibility of renewing this consent, which would significantly increase the living accommodation and potential value of the property.

The property has an established and impressive track record as a holiday rental, currently listed on Airbnb where it has achieved the coveted 5-star Superhost designation. This recognition reflects consistently excellent guest reviews and outstanding hosting standards, and demonstrates the property's strong commercial appeal as a short-term let.

For investors or buyers seeking a property with a proven income stream, Acacia Cottage represents a compelling proposition in one of England's most sought-after rural tourism destinations. Further trading information may be available upon request.



### Location

Kirkoswald is a conservation village of considerable charm, set within the stunning Eden Valley in Cumbria — an area of outstanding natural beauty nestled between the Lake District National Park to the west and the North Pennines to the east. The village itself boasts a fine collection of sandstone buildings, a historic church, a traditional pub, and a strong sense of community character.

The market town of Penrith lies approximately 8 miles to the south-east, providing comprehensive amenities including supermarkets, schools, restaurants, and a mainline railway station with direct services to both London Euston and Edinburgh. The M6 motorway (Junction 41) provides excellent road connectivity, making Acacia Cottage an accessible retreat from the major cities of the north.

The surrounding countryside offers world-class walking, cycling, and outdoor pursuits, with the Lake District, Hadrian's Wall, and the Yorkshire Dales all within easy reach. The area is also home to the celebrated long-distance Pennine Way and the picturesque Nent Valley.

### Important Information

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

### Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

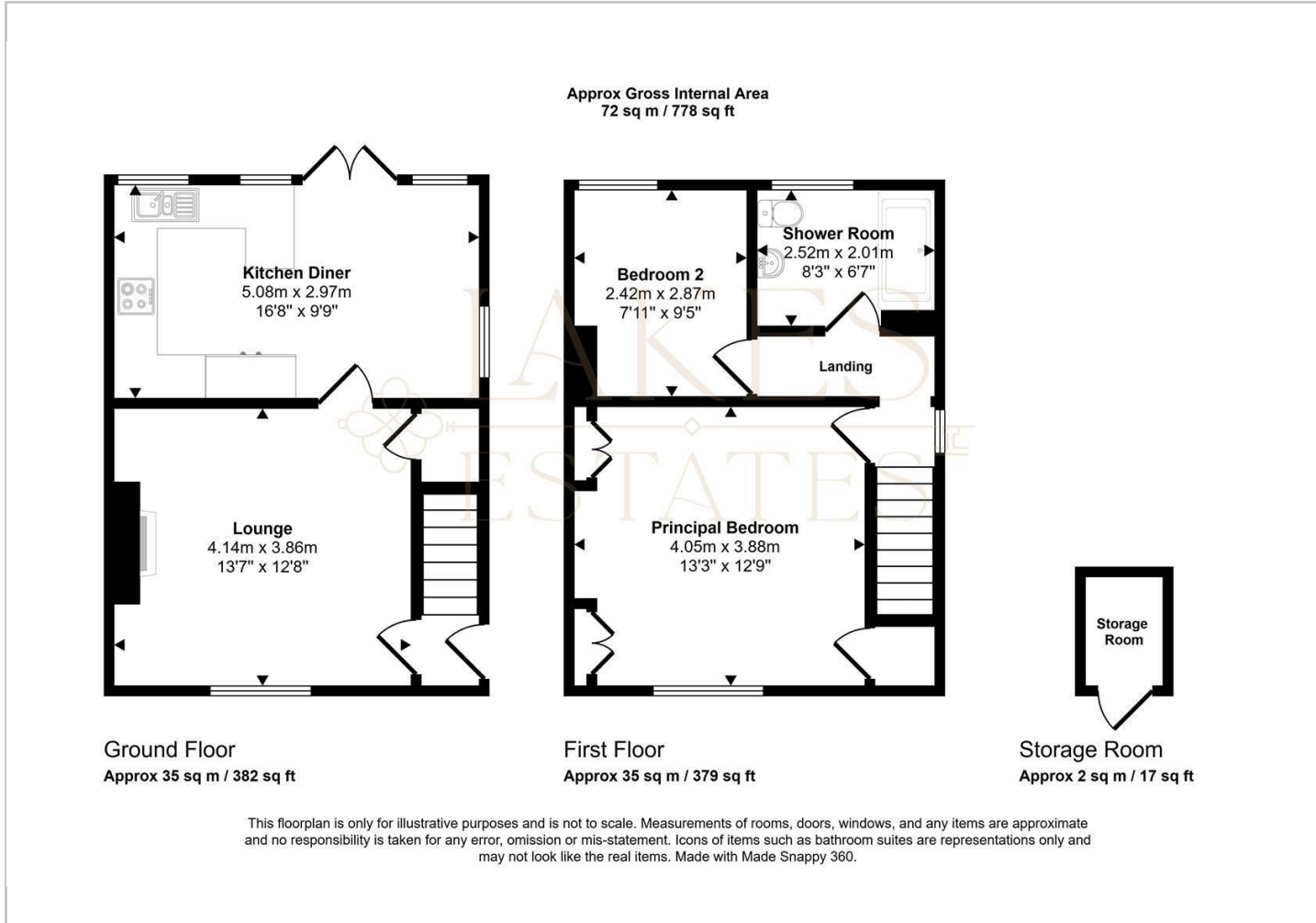
Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.



## Floor Plans



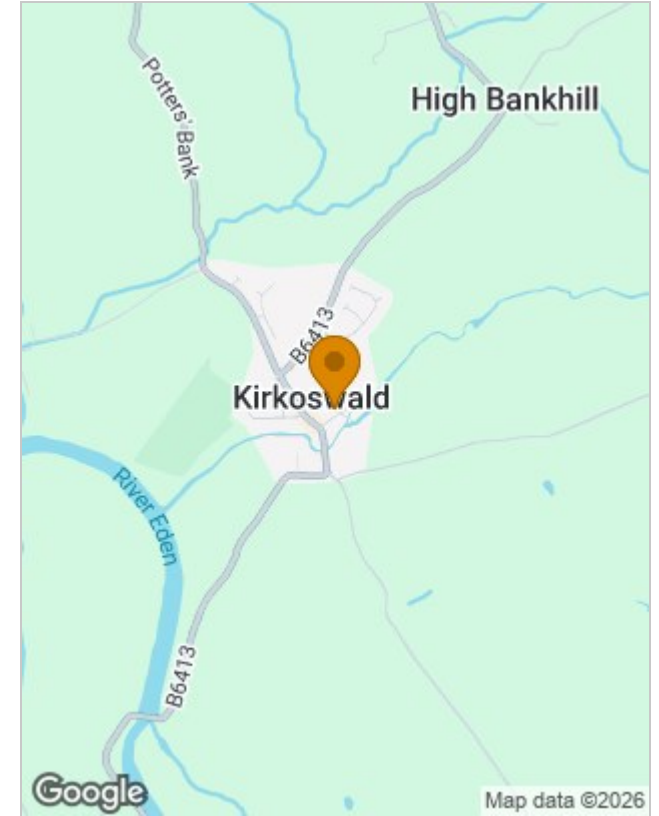
## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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Penrith,  
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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	