



1 Forest Houses, Ennerdale, Cleator, CA23 3AJ

Guide Price **£275,000**

PFK

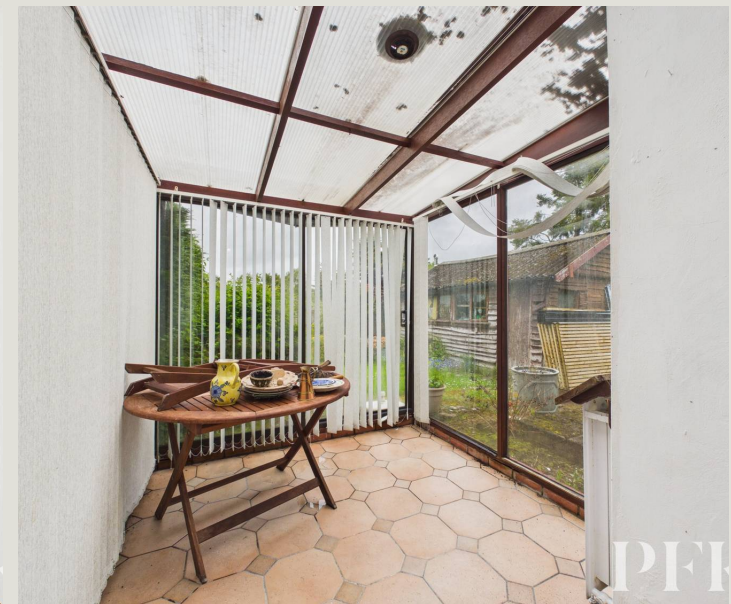
1 Forest Houses

The Property:

Located in the heart of the pretty Lakeland village of Ennerdale Bridge, this spacious three bedroom semi detached home offers a fantastic opportunity for buyers looking to create a wonderful long term family home. Having been in the same ownership for many years, the property now provides an excellent blank canvas for a purchaser to modernise and truly make their own. Occupying a lovely position within the village, the home also benefits from a generous plot with private driveway parking and excellent potential to extend to the side, subject to the necessary planning permissions.

The accommodation is well proportioned throughout and comprises an entrance hallway, spacious lounge, separate dining room, sun room, kitchen, and a convenient ground floor WC. To the first floor there are three good sized bedrooms along with a family bathroom. Externally, the property enjoys gardens to both the front and rear, offering plenty of outdoor space for families, gardening enthusiasts, or simply enjoying the peaceful surroundings.

Ennerdale Bridge is a highly desirable village within the western Lake District, with the stunning Ennerdale Water quite literally on the doorstep, offering beautiful walks, cycling routes, and outdoor activities. The property would be ideal for families, those relocating to the area, or buyers requiring convenient access to Sellafield and other major employment hubs along the west Cumbrian coast. Offered for sale with no onward buying chain, this is a rare opportunity to secure a home with huge potential in such a sought after location. Early viewing is highly recommended to fully appreciate the position, space, and possibilities this property has to offer.





1 Forest Houses

Location & Directions:

Situated within the sought after western Lakes village of Ennerdale Bridge, the property enjoys an enviable position surrounded by some of Cumbria's most breathtaking scenery. The nearby Ennerdale Water and Ennerdale fells offer endless opportunities for walking, cycling and outdoor adventures right from the doorstep. The village itself benefits from a welcoming community atmosphere, local amenities and a well regarded primary school, making it especially appealing for families. Despite its peaceful setting, the property remains conveniently placed for an easy drive to employment centres along the west Cumbrian coast, including Sellafield, as well as the nearby towns of Cockermouth, Whitehaven and Workington.

Directions

The property can be located using either CA23 3AJ or W3W///arrival.obliging.opposite

- 3 bed semi detached house
- Large plot with driveway parking
- Lakeland village setting
- Potential to extend subject to planning
- No onward buying chain
- EPC rating TBC
- Tenure: Freehold
- Council Tax: Band D



ACCOMMODATION

Entrance Hallway

Lounge

13' 2" x 11' 7" (4.02m x 3.54m)

Dining Room

13' 1" x 9' 11" (3.99m x 3.03m)

Kitchen

14' 0" x 6' 11" (4.27m x 2.10m)

Utility Room

9' 7" x 2' 7" (2.93m x 0.80m)

Conservatory

15' 2" x 4' 8" (4.62m x 1.42m)

Rear Porch

Cloakroom/WC

5' 4" x 2' 8" (1.63m x 0.82m)

FIRST FLOOR LANDING

Bedroom 1

10' 2" x 9' 11" (3.11m x 3.01m)

Bedroom 2

9' 3" x 13' 3" (2.82m x 4.05m)

Bedroom 3

8' 2" x 8' 6" (2.48m x 2.60m)

Bathroom

8' 9" x 6' 7" (2.67m x 2.00m)





EXTERNALLY

Garden

Externally, the property benefits from generous lawned gardens to the front, side and rear, creating a wonderful outdoor space with plenty of potential for families, keen gardeners or those simply looking to enjoy the peaceful surroundings. Mature hedging adds a good degree of privacy and greenery to the plot, while a large wooden outhouse provides excellent additional storage or workshop space.

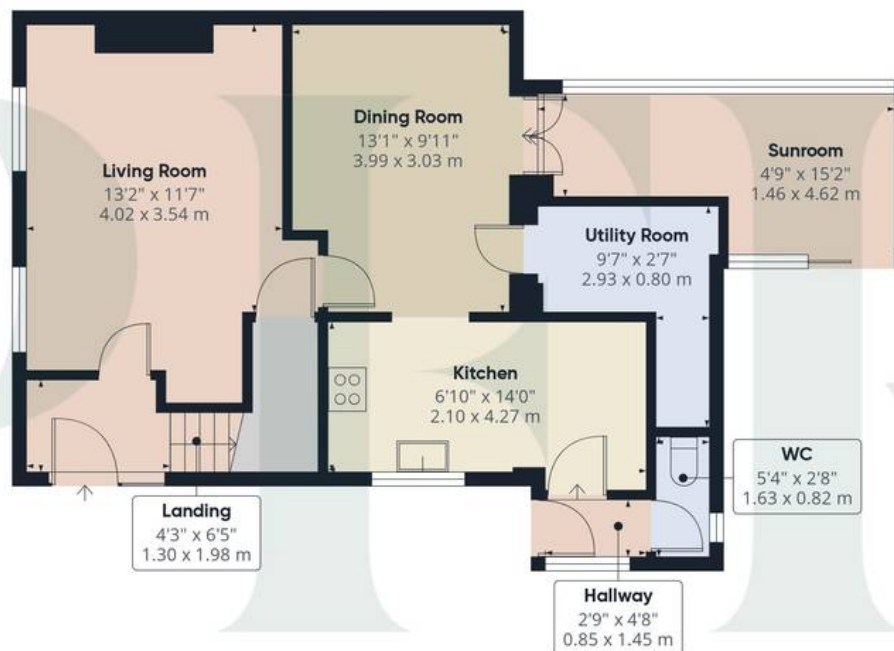
DRIVEWAY

2 Parking Spaces

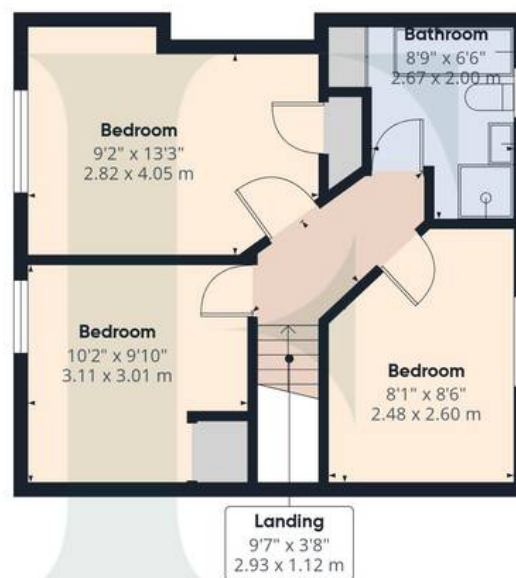
The property benefits from private gated driveway parking to the side.







Floor 0



Floor 1



Approximate total area⁽¹⁾

1052 ft²

97.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ADDITIONAL INFORMATION

Services

Mains electricity and water. Oil fired central heating and double glazing installed throughout. Propane gas canisters for the gas cooker. 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. The seller has advised that the septic tank is shared with other Forest Houses properties and has recently been replaced with a treatment plant. A management company has been formed to run the treatment plant, although as yet the treatment plant has not been transferred to the Man Co.

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, Beyond Conveyancing Ltd): £120 to £240 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. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

PFK

