


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 92 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 56 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

England, Scotland & Wales

EU Directive 2002/91/EC





SUMMARY

Located close to the centre of the pretty Lake District village of Ennerdale Bridge which is nestled under Crag Fell and Grike, this two bedroom modern home is a real find for those who love the hills and lakes! Within walking distance of two pubs, the junior school, church and The Gather café/shop and within easy access of Ennerdale Water the property includes a spacious living room with a modern fitted kitchen/breakfast room, a double bedroom with plenty of wardrobes, a second bedroom with built in cupboard, a modern stylish bathroom, a low maintenance rear courtyard and allocated parking located behind the house. A great home for the money!

EPC band D

GROUND FLOOR

ENTRANCE

Part double glazed door leads into living room.

LIVING ROOM

Double glazed window to front, wall mounted electric heater, stairs to first floor, wood effect floor door into kitchen.

KITCHEN

Fitted in a range of base and wall mounted units and work surfaces, including single drainer sink unit, tiled splash back, electric hob with extractor fan over, integrated microwave and eye level oven, washing machine, fridge freezer and dishwasher. Two double glazed windows to rear, part glazed door to rear garden, tiled floor.

FIRST FLOOR

LANDING

Doors to rooms, double width storage cupboard housing water cylinder.

BEDROOM 1

Two double glazed windows to the front, range of fitted wardrobes along one of the walls, over stairs cupboard, wall mounted electric heater.

BEDROOM 2

Double glazed window to rear, with a view towards Crag Fell, built in linen cupboard.

BATHROOM

Double glazed window to rear, panel bath with electric shower unit and screen, pedestal hand wash basin and low level WC. Tiled walls and floor, chrome towel rail, extractor fan.

EXTERNALLY

To the rear of the property is a useful private residents parking area. A gate from here leads into a private courtyard style garden, which is laid out paving with space for potted plants. Access to kitchen door.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: B

Tenure: Freehold

Services: Mains water and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor, microwave

Broadband type & speeds available: Standard 8Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24'

indicates O2 and EE have limited service indoors but others have no

signal. Externally 3 has limited service but all others have signal

Planning permission passed in the immediate area: None known

The property is not listed

DIRECTIONS

From Whitehaven head out through Hensingham passing the swimming pool and on to Cleator Moor. Pass through the town centre and continue onto Ennerdale Road coming to a staggered cross roads at the A5086. Proceed straight across and follow the road downhill and over a hump back bridge, continuing for about 3 miles to Ennerdale Bridge. Pass The Gather cafe, the narrow bridge, the school and the Ennerdale Hotel and then turn left into Vicarage Lane where the property will be located on the left hand side.

