

PFK

Rowan House, Kirkland, Frizington, Cumbria CA26 3XY

Guide Price: £450,000





PRK

LOCATION

The village of Kirkland lies in open countryside near Ennerdale, on the fringe of the Lake District National Park with Ennerdale Bridge close by, together with stunning walks around Ennerdale Water and Loweswater, enjoying superb Lakeland views. Kirkland is just a short driving distance from the A5086 giving good commuting access to Cockermouth, Egremont, Sellafield and beyond, and is within catchment for Lamplugh, Keswick and Cockermouth schools.

PROPERTY DESCRIPTION

Rowan House, built in 2003, effortlessly combines a traditional, timeless exterior with neutral interiors. Offering four double bedrooms, two reception rooms, and spacious, light filled living areas, the property strikes a perfect balance between classic appeal and modern comfort.

Set in the heart of the charming village of Kirkland, it provides a peaceful, semi-rural environment ideal for those seeking a family home with all the conveniences of contemporary living. Offered to the market with no onward chain, the accommodation includes a welcoming entrance hallway, a generous living room with attractive log burning stove, second versatile reception room ideal for use as a formal dining room/office/playroom, large kitchen diner with French doors out to the garden, utility room and cloakroom/WC to the ground floor. To the first floor the spacious landing leads to a generous principal bedroom with fitted furniture and an ensuite shower room, three further double bedrooms and a four piece family bathroom.

Externally, Rowan House offers ample driveway parking for several vehicles and an attached single garage, with the enclosed wraparound gardens mainly laid to lawn, with patio areas and small pond. From the rear, the property also enjoys spectacular views towards the western Lake District fells.

ACCOMMODATION

Entrance Hall

8.0m x 2.5m (26' 3" x 8' 2") Accessed via part glazed UPVC front door. A generous hallway with decorative coving, stairs to the first floor with understairs storage cupboard, wood effect flooring, dual aspect windows and glazed double doors giving access into the reception rooms.

Reception Room 1

5.7m x 3.7m (18' 8" x 12' 2") A generous reception room with decorative coving, attractive log burning stove set on a stone hearth with wood mantel, front aspect window with fitted Venetian blinds/shutters (included in sale) and further smaller window to the side.

Reception Room 2

3.1m x 3.7m (10' 2" x 12' 2") A versatile reception room, ideal for use as a formal dining room, playroom or a home office. With decorative coving, wood effect flooring and front aspect windows with fitted Venetian blinds/shutters (included within the sale).

Dining Kitchen

6.8m x 3.7m (22' 4" x 12' 2") Fitted with an excellent range of matching wall, base and glass fronted display units, with complementary work surfacing, incorporating 1.5 bowl composite sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include electric oven with four burner hob and extractor over, dishwasher, fridge and freezer, ample room for dining table and chairs, tile effect flooring, dual aspect windows and French doors out to the rear patio.

Rear Hallway

1.5m x 2.5m (4' 11" x 8' 2") With coat hooks, tile effect flooring, door to the utility room and part glazed door out to the rear.

Utility Room

2.0m x 2.5m (6' 7" x 8' 2") Fitted with base units in a similar style to the kitchen, with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Plumbing for undercounter washing machine, central heating boiler, tile effect flooring and rear aspect window.

Cloakroom/WC

2.0m x 1.0m (6' 7" x 3' 3") Fitted with wash hand basin and WC, part tiled walls, tile effect flooring and obscured side aspect window.

FIRST FLOOR

Landing

5.3m x 2.5m (17' 5" x 8' 2") A generous landing with loft access hatch, doors to the first floor rooms and attractive arched rear aspect window enjoying views towards the Ennerdale fells.

Bedroom 1

3.9m x 3.7m (12' 10" x 12' 2") A rear aspect double bedroom enjoying lovely views towards the Ennerdale valley. An ideal space for home working, this room is fitted with a good range of low level cupboards with work surfacing over and wall mounted shelving.

Bedroom 2 - Principal Bedroom

3.5m x 3.7m (11' 6" x 12' 2") A rear aspect double bedroom fitted with an excellent range of built in bedroom furniture, including an over bed bridging unit with inset lighting.

Ensuite Shower Room

1.6m x 2.3m (5' 3" x 7' 7") Fitted with a three piece suite comprising shower cubicle with electric shower, WC and wash hand basin set on a vanity unit, part tiled walls, wood effect flooring and obscured rear aspect window.

Bedroom 3

2.6m x 3.7m (8' 6" x 12' 2") A front aspect double bedroom with views over the village.

Bedroom 4

3.9m x 3.7m (12' 10" x 12' 2") A generous front aspect double bedroom enjoying views over the village.

Family Bathroom

2.5m x 2.5m (8' 2" x 8' 2") Fitted with a four piece suite comprising wash hand basin, WC, panelled bath and shower cubicle with electric shower. Built in airing cupboard, part tiled walls, wood effect flooring and obscured front aspect window.

EXTERNALLY

Gardens and Parking

To the front of the property, there is offroad parking for several vehicles on the driveway leading to the single garage, and an enclosed lawned garden with mature shrubbery, bushes, flower beds and perennials. The wraparound gardens continue around the side to the rear, with further lawned and patio areas, and the rear garden also houses the oil tank, concealed by a wood surround.

Garage

5.1m x 2.9m (16' 9" x 9' 6") An attached single garage with electric up and over door, power and lighting, wall mounted shelving, loft access hatch and pedestrian door out to the rear garden.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is TBC.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains electricity, water and drainage. Oil fired central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Cockermouth office, 01900 826205.

Directions: Rowan House can be located using the postcode CA26 3XY and identified by a PFK For Sale board. Alternatively by using What3Words <///massaging.downsize.cornering>







Approximate total area⁽¹⁾
 1944.29 ft²
 180.63 m²



Floor 0



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculators are based on RICS PMS 3C standard.

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