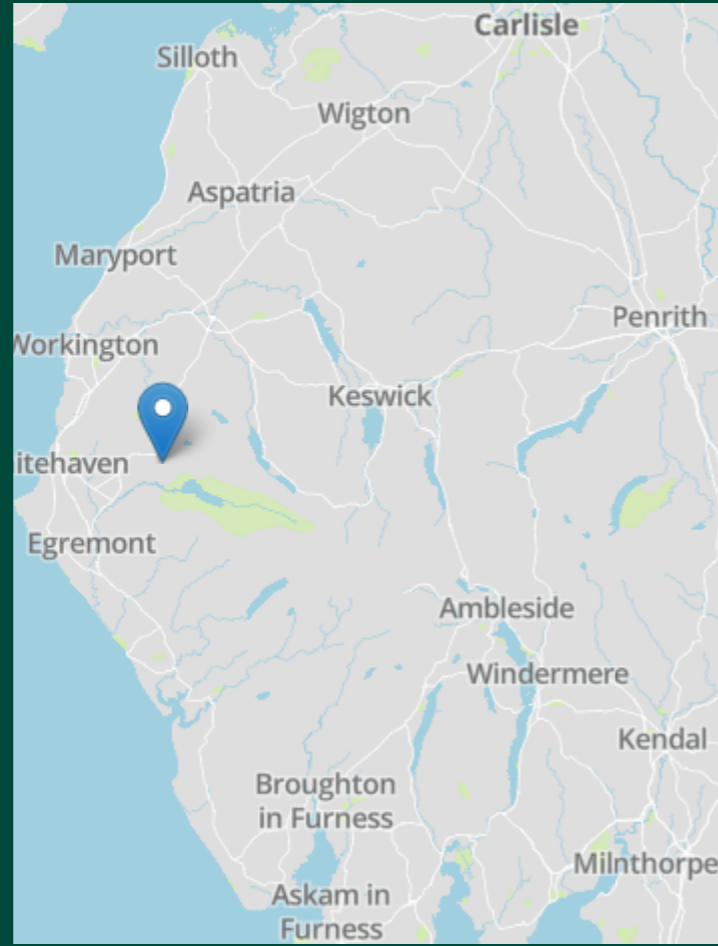


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

Floor 1

Approximate total area⁽¹⁾
719.96 ft²
66.89 m²

(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.

GIRAFFE360



2 Lake View, Kirkland, Frizington, Cumbria, CA26 3XZ

- 2 Bed mid terrace cottage
- Pretty lakeland village
- Gardens and parking space
- Views towards Ennerdale Water
- Vacant possession
- Perfect holiday or second home
- Council tax - Band A
- Tenure - freehold
- EPC rating - E

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:
 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk

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, Sellafeld and beyond and is within catchment for Lamplugh, Keswick and Cockermouth schools.

PROPERTY DESCRIPTION

A charming, two bedroom cottage situated in the pretty Lakeland village of Kirkland in the western Lake District National Park, enjoying views towards Ennerdale Water to the front and benefiting from a delightful garden, and parking space, to the rear. Presented to the market with the added benefit of no onward buying chain, the cottage would make a fantastic second/holiday home, or would also suit a first time buyer or someone looking to relocate from busier towns and cities, with the cottage being a perfect base from which to explore the delights of the Ennerdale Valley.

Accommodation in brief comprises: entrance, living room with attractive wood burning stove, dining kitchen, utility room, first floor bathroom and two double bedrooms. Externally, there is a good sized garden to the rear with lovely open aspect, and a parking space.

Viewing is highly recommended.

ACCOMMODATION

Entrance Hall

Accessed via uPVC entrance door. Stairs to first floor accommodation, radiator and door to:-

Living Room

4.0m x 3.42m (13' 1" x 11' 3") Front aspect reception room with radiator, electric heater and wood burning stove (with back boiler) set in solid wood surround. Glazed wooden door to:-

Kitchen Diner

2.9m x 4.15m (9' 6" x 13' 7") Rear aspect kitchen fitted with range of matching, wooden, wall and base units with complementary roll edge work surfaces, tiled splash backs and stainless steel sink/drainer unit. Space for freestanding cooker, space for dining furniture, large under stairs storage cupboard, radiator, electric heater and tiled floor. Glazed wooden door to:-

Utility Area

2.39m x 1.64m (7' 10" x 5' 5") With obscured window, space/plumbing for washing machine, space for large fridge freezer, radiator and uPVC door providing access to the yard and lane at the rear of the property.

FIRST FLOOR

Landing

With access to loft space (via hatch).

Bedroom 1

4.04m x 3.43m (13' 3" x 11' 3") A large, double bedroom benefitting from window to front elevation offering views towards the Ennerdale fells and Ennerdale Water. Two good sized storage cupboards and radiator.

Bedroom 2

2.93m x 3.27m (9' 7" x 10' 9") Further double bedroom, situated at the rear of the property. Radiator.

Bathroom

2.55m x 1.81m (8' 4" x 5' 11") Fitted with white suite comprising wood panelled bath with electric shower over, close coupled WC and wash hand basin set on vanity unit. Part tiled walls and part wood panelling, obscured window, radiator and storage cupboard.

EXTERNALLY

Parking

There is parking space for one vehicle to the rear.

Rear Yard & Garden

There is a small yard area situated to the rear of the house with access to a lane which leads to the side of the terrace. The garden is positioned across the lane, is fully enclosed and incorporates lawn, decked area, mature trees, shrubs and flower borders. The garden enjoys a lovely open aspect - a delightful outdoor space.

ADDITIONAL INFORMATION

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; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; 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

Services: Mains electricity, water & drainage; electric heating supplemented by radiators supplied by solid fuel back boiler; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA26 3XZ and identified by a PFK For Sale board. Alternatively by using What3Words ///person.glossed.spectacle

