



CHURCH COTTAGE | ENNERDALE BRIDGE | CLEATOR | CA23 3AR

PRICE £320,000





SUMMARY

This beautiful double width character cottage is located in the heart of the popular Western Lake District village of Ennerdale Bridge which boasts a Junior school, two pubs and a local shop/cafe/meeting room and has been well maintained by the owners, offering a great deal of character and highly versatile accommodation. Formerly two properties, the accommodation includes a lovely living room with Morso multi fuel stove, a gorgeous separate dining room and a further sitting room also with multi fuel stove. In addition there is a decent kitchen, a ground floor shower room and a conservatory. To the first floor there is a generous main bedroom, converted from two former rooms, a useful through room used as a study/occasional bedroom which leads to a second double bedroom, and a first floor family bathroom. The property enjoys mature gardens of generous size with a drive at the side leading to a detached garage. With Ennerdale Water and plenty of surrounding fells right on your doorstep, this is a rare and exciting opportunity!

EPC band E

GROUND FLOOR ENTRANCE PORCH

Porch with rendered base and wood glazed top, windows to three sides, part glazed door into living room

LIVING ROOM

Two sash double glazed windows to front, double radiator, built in cupboard for storage, under stairs storage cupboard, stairs to first floor, Morso 'Squirrel' multi fuel stove, part glazed door to kitchen, double doors into dining room, tiled flooring

DINING ROOM

A lovely room with two double glazed sash windows to front, range style feature fireplace, space for family table and chairs, radiator, tiled flooring, painted ceiling beams, part glazed door to conservatory, double doors to sitting room

SITTING ROOM

Double glazed sash style window to front, open fireplace with stove, fitted bookshelves, exposed ceiling beams, double radiator, access steps into conservatory

CONSERVATORY

A split level conservatory with double glazed windows to two sides, polycarbonate roof, double radiator, tiled flooring, double glazed door into garden, steps down into sitting room

KITCHEN

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit, dual fuel range cooker with gas hob and electric oven plus extractor, wall mounted boiler, space for washing machine and fridge freezer, two double glazed windows to rear, double glazed door into garden, tiled flooring, radiator, door to shower room

SHOWER ROOM

Two double glazed windows to rear, shower enclosure with electric shower unit, pedestal hand wash basin, low level WC. radiator, access to loft space, tiled flooring

FIRST FLOOR LANDING

Doors to rooms, access to loft space, built in linen cupboard

BEDROOM 1

A large L-shaped bedroom created from two former rooms, two double glazed sash style windows to front, cast iron style fireplace, fitted triple wardrobe, exposed ceiling beam, radiator, wooden floorboards

STUDY/DRESSING ROOM

An ante-room used as a study and occasional bedroom, double glazed sash window to front, door to bedroom 2

BEDROOM 2

A large double bedroom with double glazed sash window to front, skylight window to rear, exposed beam, double radiator

BATHROOM

Recently fitted to include panel bath with shower attachment, pedestal hand wash basin, vanity unit, bidet, low level WC. Window to rear, tiled areas, towel rail.

EXTERNALLY

To the side of the property a block paved drive leads behind the house to a parking area with access to garage. A rear path leads along the house to access doors. The remainder of the garden is generous in size and includes lawn and mature planted areas with views over the house towards Crag Fell, outside tap. Detached garage with twin opening doors, power and light. EV charging point.

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@iillingtons-estates.co.uk

Council Tax Band: D

Tenure: Freehold (assumed)

Services: Mains water, LPG gas and electric are connected, drainage via bio-treatment plant

Fixtures & Fittings: Carpets, range cooker and extractor

Broadband type & speed: Standard 5Mbps/Superfast 80Mbps

Known mobile reception issues: 3 network has issues outside but others ok. All providers have issues with service inside.

Planning permission passed in the immediate area: None known

The property is not listed

The property benefits from solar panels, information for which can be obtained from the agent

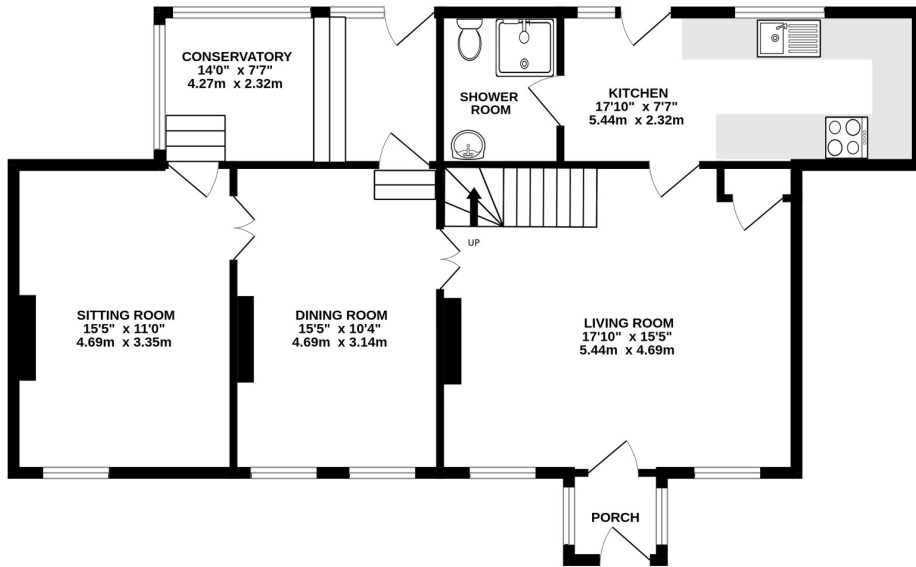
DIRECTIONS

From Cockermouth take the A5086 south towards Egremont and after passing turns for Dean and Ullock take a left turn to Kirkland and Ennerdale Bridge. Follow through Kirkland and continue downhill into Ennerdale Bridge, passing the pub and over a narrow bridge. Turn right before reaching The Gather Cafe and the property will be located on the left hand side opposite the Fox and Hounds Inn and before reaching St Mary's Church

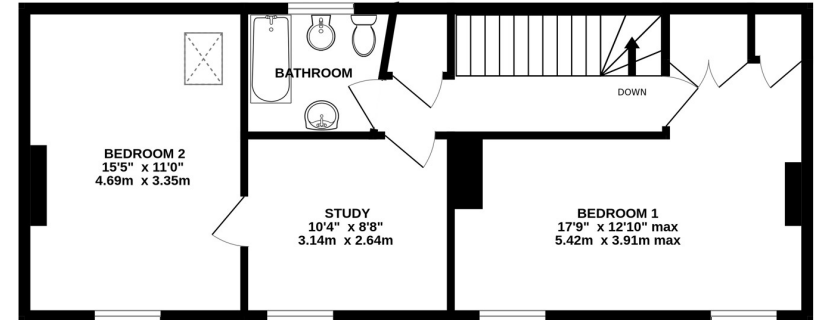




GROUND FLOOR
899 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1489 sq.ft. (138.3 sq.m.) approx.

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.
Made with Metropix ©2024

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

www.lillingtons-estates.co.uk

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		52	86