



Ehenbank, Ennerdale, CA23 3AR

Fixed Price: £395,000

PFK

Ehenbank

The Property

A rare opportunity to acquire a detached bungalow occupying a truly enviable plot in the heart of the pretty lakeland village of Ennerdale Bridge.

Ehenbank, which has been in the same ownership for many years, is now offered to the market with the benefit of no onward chain. Presented for sale with no occupancy restrictions, the property is likely to appeal to a wide range of buyers – from young families looking for four bedrooms and generous gardens, to those wishing to downsize without compromising on space, or those looking to relocate or retire to the area, with this being an ideal base from which to enjoy the delights of the beautiful Ennerdale valley.

The bungalow offers well appointed accommodation, with some areas that would benefit from modernisation. In brief, it comprises an entrance porch leading to a further entrance hall, kitchen/diner, utility space, spacious lounge with doors opening to the garden and fells, separate dining room, and a sun room. The bedrooms are located beyond a further internal door, creating a private sleeping area, with four doubles in total. The large principal room comes with an ensuite shower room, complemented by a further family bathroom.



Ehenbank

The Property continued....

What truly sets this property apart is its position. The gardens wrap around the bungalow, with lawns to the front, while the rear garden is the real highlight. Extending all the way down to the River Ehen, it provides fantastic outdoor space, with a separate, fenced-off section at the bottom creating an almost "secret garden." Off-road parking, a detached garage, and a patio area to the front complete the picture. Opportunities of this nature are rarely available in this part of the National Park — rarer still to find one offered for sale on the open market. Viewing is essential to fully appreciate the setting and potential of this unique home.

- Detached 4-bedroom bungalow in the centre of Ennerdale Bridge.
- No onward chain
- Well proportioned accommodation with potential for modernisation.
- Offroad parking & detached garage
- Gardens wrap around, extending to the River Ehen, plus secret garden.
- Tenure: freehold
- EPC rating D
- Council Tax Band 'F'





Ehenbank

Location & Directions

Ennerdale Bridge is a small, picturesque village in the Lake District, surrounded by the beautiful Ennerdale valley. It offers a peaceful, rural setting with rivers, fells, and woodland nearby, ideal for walking, cycling, and enjoying nature. The village has a strong sense of community, with local amenities like a pub, village hall, and primary school, while being within reasonable distance of larger towns for shopping and services. It's perfect for those seeking tranquility, outdoor pursuits, or a base to explore the western Lake District.

Directions

Ehengarth can be found at postcode CA23 3AR and is marked with a PFK 'For Sale' board. It can also be located via What3Words:

[///pens.genius.hopping](https://www.what3words.com/en/pens.genius.hopping).



ACCOMODATION

Entrance Porch

Entrance Hall

10' 6" x 7' 9" (3.20m x 2.35m)

Cloakroom/WC

5' 11" x 7' 3" (1.81m x 2.21m)

Kitchen

9' 10" x 15' 3" (3.00m x 4.64m)

Fitted with matching base and wall units, the kitchen provides space for a four seater dining table, a window to the front, and a serving hatch to the dining room. There is space for a fridge freezer and dishwasher, along with a cooker with hob and extractor above, and a 1.5 bowl sink with drainer.

Utility

5' 9" x 10' 3" (1.74m x 3.13m)

With a UPVC door providing access to both the front and rear, the utility area includes space for a washing machine and dryer, along with a worktop.

Lounge

19' 8" x 13' 0" (6.00m x 3.96m)

A large lounge with conservatory doors opening onto the garden, offering pleasant views of the outdoor space and neighbouring fells.

Dining Room

9' 10" x 13' 1" (3.00m x 3.99m)

Sun Room

10' 4" x 9' 4" (3.14m x 2.84m)

A sunroom providing a lovely indoor seating area and access to the outside space.



Hallway

22' 5" x 3' 0" (6.83m x 0.91m)

A separate hallway from the main living areas, creating a private space for the bedrooms, with a convenient storage cupboard.

Bedroom 1

15' 10" x 11' 2" (4.82m x 3.40m)

A very large bedroom with built-in wardrobes, views of the garden, and access to an ensuite.

Ensuite Shower Room

5' 10" x 9' 9" (1.79m x 2.97m)

Requiring updating, the bathroom includes a shower cubicle, sink, and WC.

Bedroom 2

13' 1" x 9' 7" (3.99m x 2.92m)

A double bedroom with views to the front.

Bedroom 3

8' 11" x 12' 0" (2.72m x 3.65m)

A double bedroom with views to the front.

Bedroom 4

8' 9" x 12' 0" (2.67m x 3.67m)

A double bedroom with views to the front.

Family Bathroom

8' 9" x 5' 5" (2.67m x 1.64m)

Requiring updating, the bathroom features a bath with shower over, WC, and sink, with a small obscured window to the side and fully tiled walls and floors.





EXTERNALLY

Garden

What sets this property apart is its position. The gardens wrap around the bungalow, with lawns to the front and a generous rear garden that stretches down to the river Ehen. Ideal for those who enjoy gardening, it features mature shrubbery, established hedging, and a patio area with views of the fells. At the bottom, a fenced section provides a private space directly bordering the river.

Garage

Single Garage

Allocated parking

3 Parking Spaces

The property also offers offroad parking and a detached garage.







Approximate total area⁽¹⁾

1573 ft²

146.1 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC



ADDITIONAL INFORMATION

Services

Mains electricity, water and septic tank drainage, LPG central heating, double glazed throughout. 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.

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 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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