



Pussywillow Cottage, Rowrah, CA26 3XS

Guide Price £225,000

PEK

Pussywillow Cottage

The Property

Nestled on the edge of Rowrah, Pussywillow Cottage is a charming two bedroom semi-detached home offering a peaceful rural setting with easy access to local amenities. Being fully furnished and recently redecorated it is perfect as a holiday cottage, rental property, charming second home or lovely countryside retreat. This delightful property combines character, comfort, and a beautiful location on the fringe of the western Lake District.

The ground floor features a spacious lounge/diner, a well equipped kitchen, a useful utility room, and a convenient cloakroom/WC. Upstairs, the generous principal bedroom is a standout feature, opening onto a private balcony with idyllic views over open fields, an ideal spot to unwind and enjoy the tranquil surroundings. A second bedroom and a well appointed bathroom complete the accommodation. Externally, the property is approached via a shared driveway and benefits from allocated parking at the front.

The property has previously operated as a very successful holiday let, achieving a 90% occupancy rate and delivering up to £25k in revenue annually. More recently it operated as a residential rental. The property's location offers easy commuting to Sellafield while also providing fantastic access to the Lake District fells, Ennerdale, and an array of scenic walking trails right on the doorstep. Offering both excellent lifestyle appeal and strong holiday let potential, Pussywillow Cottage is a gem not to be missed.





Pussywillow Cottage

Location & Directions

Located in the heart of west Cumbria, Rowrah offers the perfect blend of rural charm and convenience. The area is ideal for outdoor enthusiasts, with easy access to the stunning Ennerdale valley, part of the Lake District National Park, providing endless opportunities for walking, cycling, and exploring the fells. Despite its peaceful setting, Rowrah is well connected, with nearby towns such as Cockermouth, Workington and Whitehaven offering essential amenities, schools, and transport links. It's also a great location for professionals commuting to Sellafield and other major employment hubs in the region.

Directions

The property can be located using either CA26 3XS or What3words///crops.staining.marathons



- Charming 2 bed semi-detached cottage
- Recently redecorated throughout
- Allocated parking for 2 cars
- Semi rural setting close to Ennerdale
- Ideal holiday let or second home
- All furniture and furnishings can be included
- Council Tax: Assessed for business purposes
- EPC rating B
- Tenure: Freehold

ACCOMMODATION

Lounge/Diner

Accessed via front door, directly into the lounge/diner. A spacious room with dual aspect windows to the front and side with the side windows enjoying a pleasant outlook over surrounding fields. Electric stove set in a feature brick alcove with stone hearth and solid wood mantel, wood flooring and opening into the kitchen, with door leading to the stairs to the first floor. All furniture and furnishings can be included.

Kitchen

Fitted with a range of matching wall and base units with complementary solid wood work surfacing and breakfast bar, incorporating sink and drainer unit with mixer tap and tiled splashbacks. Integrated fridge and electric oven with gas hob and extractor over, tiled flooring, small window, door to the utility room.

Utility Room

Fitted with work surfacing with plumbing for a washing machine, space for freezer, window and door to cloakroom/WC. Washing machine and freezer can be included.

Cloakroom/WC

Fitted with low level WC and wash hand basin with tiled splashback, obscured window.

FIRST FLOOR LANDING

With doors giving access to the first floor rooms.

Bedroom 1

An impressive principal suite with wood flooring, seating area, dormer window to the side with countryside views and patio doors giving access out on to a private balcony which provides a unique entertaining space for sitting out, enjoying views overlooking the fields to the side. Large solid wood bed, wardrobe and all other furnishings can be included.



Bedroom 2

Part sloped ceiling with Velux rooflight, radiator and further window. Countryside views from window. All furniture and furnishings can be included.

Family Bathroom

Fitted with a modern three piece suite comprising concealed cistern WC and wash hand basin set in modern vanity unit, and panelled bath with PVC panelling and shower over, radiator, tiled flooring and part sloped ceiling with Velux rooflight.

EXTERNALLY

Allocated parking

2 Parking Spaces

There is allocated parking to the front of the property for 2 vehicles.



ADDITIONAL INFORMATION

Note that the shared drive provides access and parking only.
The property does not include any outside space apart from the balcony.

Services

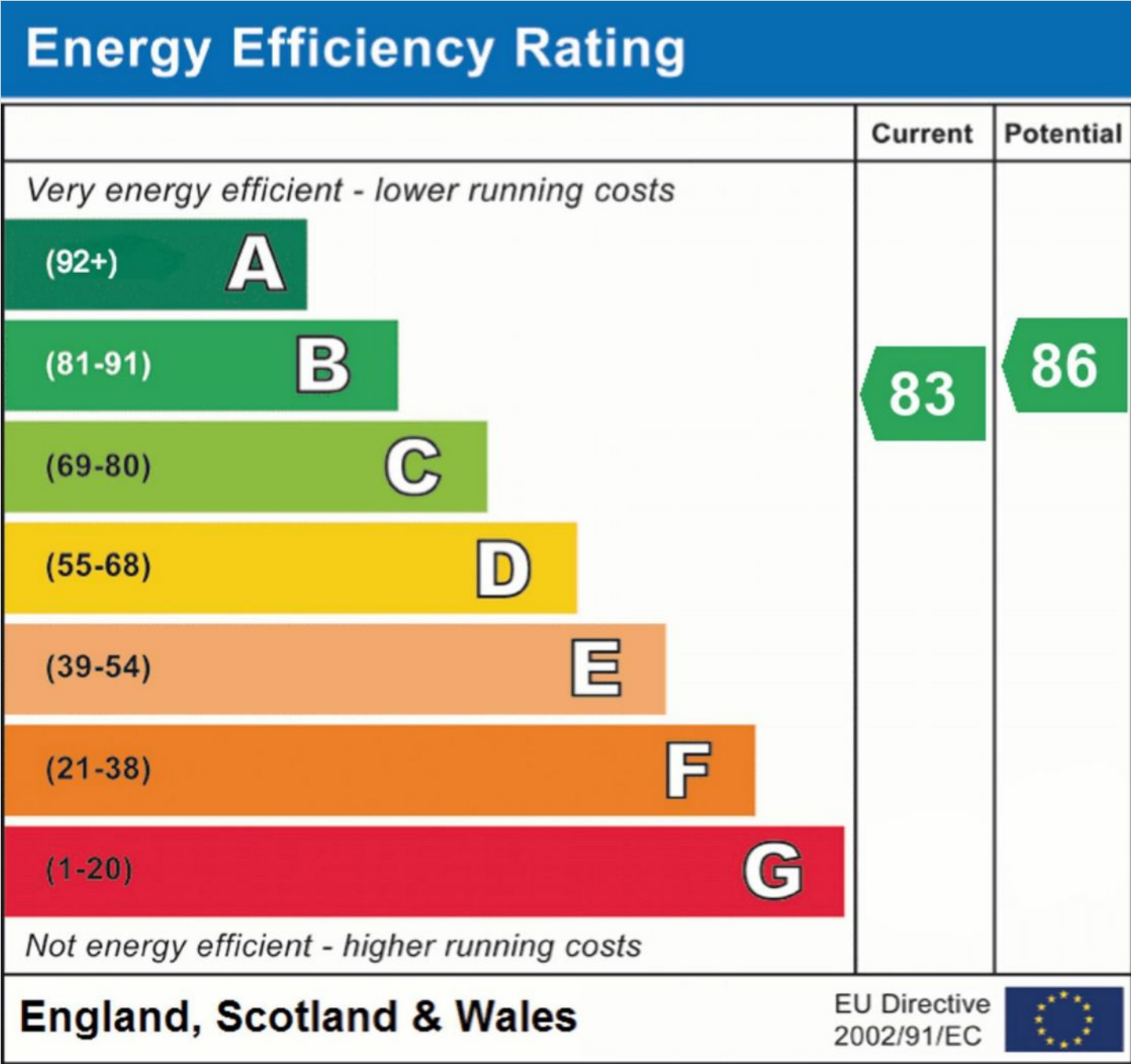
Mains gas, electricity, water and high speed broadband. Septic tank drainage (the owner has advised that the current septic tank is due to be replaced with a new domestic sewage treatment plant in October 2025). Gas central heating and double glazing installed throughout. Please note: measurements are 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 : Naphthens 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.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020. Th owner has advised that the current Septic tank is due to be replaced by a new domestic sewage treatment plant in October 2025, which complies with all current permissions and standards.





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