



**5 Forest Houses, Ennerdale, Cleator, CA23 3AJ**

Guide Price **£295,000**

**PFK**

## 5 Forest Houses

### The Property:

Tucked away in the pretty Lakeland village of Ennerdale Bridge, this beautifully presented three bedroom mid-link family home offers the perfect blend of village charm, stunning surroundings and practical everyday living. Immaculately maintained and ready to move straight into, the property will appeal to a wide range of buyers including first time purchasers, young families, those relocating to the area or buyers seeking a peaceful retirement retreat close to the western Lakes. The home enjoys a convenient position within walking distance of the village primary school, and is perfectly placed for exploring the spectacular Ennerdale Water and surrounding fells.

The accommodation is both spacious and versatile, beginning with an inviting entrance hallway which opens into a generous reception area offering excellent potential for home working. The large lounge diner is a particularly attractive room, featuring an LPG stove set within a contemporary surround and a picture window overlooking the beautifully landscaped rear gardens. A modern fitted kitchen, useful rear porch and newly installed cloakroom/WC complete the ground floor accommodation. To the first floor are three well appointed bedrooms, all enjoying delightful outlooks across open countryside and towards the surrounding Lakeland fells.



## 5 Forest Houses

### The property continued....

A true highlight of this lovely home is the exceptional outdoor space. The front garden is beautifully stocked with an array of colourful plants and flowers, with a pathway leading to the front entrance. To the rear, the meticulously landscaped gardens have been thoughtfully designed by the current owners and provide a wonderful setting for relaxing or entertaining, with various seating areas, attractive planting and a charming timber summer house. Rear access leads onto a lane where parking is available, with additional unallocated parking also found to the front of the property. Combining picturesque village living with easy access to employment centres along the west Cumbrian coast, nearby towns and endless outdoor pursuits, this is a home that truly needs to be viewed to be fully appreciated.

- Beautiful 3 bed mid-link family home
- 3 bright bedrooms with lovely fell & countryside outlooks
- Stunning landscaped gardens with seating areas & summer house
- EPC rating D
- Council Tax: Band C
- Tenure: Freehold





## 5 Forest Houses

### Location & directions:

Situated within the sought after western Lakes village of Ennerdale Bridge, the property enjoys an enviable position surrounded by some of Cumbria's most breathtaking scenery. The nearby Ennerdale Water and Ennerdale fells offer endless opportunities for walking, cycling and outdoor adventure right from the doorstep. The village itself benefits from a welcoming community atmosphere, local amenities and a well regarded primary school, making it especially appealing for families. Despite its peaceful setting, the property remains conveniently placed for an easy drive to employment centres along the west Cumbrian coast, including Sellafield, as well as the nearby towns of Cockermouth, Whitehaven and Workington.



### Directions

The property can be located using either CA23 3AJ or W3W///hinderling.skirt.routes

## ACCOMMODATION

### Entrance Hallway

Approached via UPVC door, stairs leading to first floor, wooden flooring, door to lounge, opening to hallway.

### Hallway

7' 10" x 5' 9" (2.38m x 1.75m)

Spacious hallway which offers scope to be used as a home office, with large understairs storage cupboard, radiator, wooden flooring, door to kitchen.

### Lounge/Diner

23' 8" x 11' 0" (7.22m x 3.36m)

Large reception room with ample space for separate dining area, dual aspect with window to front and large picture window overlooking the garden to the rear. LPG stove set in contemporary surround with contrasting tiled hearth and backplate. Built in display units in alcoves, coved ceiling, 2 radiators, door to kitchen.

### Kitchen

8' 4" x 11' 7" (2.54m x 3.53m)

Fitted with a range of contemporary matching wall and base units with complementary work surfacing incorporating a stainless steel sink and drainer unit. Space for Rangemaster cooker, space for undercounter fridge and freezer. Window overlooking the gardens to the rear, tile effect flooring, radiator, newly fitted part glazed UPVC door to the rear porch.

### Rear Porch

Part glazed UPVC door leading to the gardens to the rear, door to WC.

### WC

Newly fitted with 2 in 1 toilet with wash hand basin, obscured window to side.



## FIRST FLOOR LANDING

Spacious landing with 2 storage cupboards, loft access, the loft is fully boarded and provided useful storage. Doors to accommodation.

### Bedroom 1

14' 10" x 12' 1" (4.53m x 3.68m)

Large double bedroom with window to front offering fine views over the surrounding fells and countryside. Feature fireplace, large storage cupboard, radiator.

### Bedroom 2

8' 6" x 13' 0" (2.58m x 3.95m)

Double bedroom with window overlooking open countryside to the rear, coved ceiling and radiator.

### Bedroom 3

11' 5" x 6' 0" (3.49m x 1.82m)

Window to front elevation offering lovely views over the surrounding countryside, storage cupboard, radiator.

### Family Bathroom

5' 5" x 8' 0" (1.65m x 2.44m)

Fitted with a modern white suite comprising close coupled WC, wash hand basin, panelled bath with mains shower over and feature tiled splashbacks. Tiled walls, 2 radiators to rear elevation, radiator and tiled flooring.





## EXTERNALLY

### Garden

The property enjoys beautifully maintained gardens to both the front and rear, thoughtfully landscaped by the current owners to create a truly inviting outdoor space. To the front, a well stocked garden filled with an attractive variety of flowers and planting provides a charming approach to the home, with a pathway leading to the entrance. The rear garden is a particular highlight, offering a wonderfully private and peaceful setting with carefully designed seating areas ideal for relaxing or entertaining. Bursting with colourful flowers and mature planting throughout the seasons, the garden also benefits from a delightful timber summer house, creating the perfect place to unwind and enjoy the surrounding tranquillity.

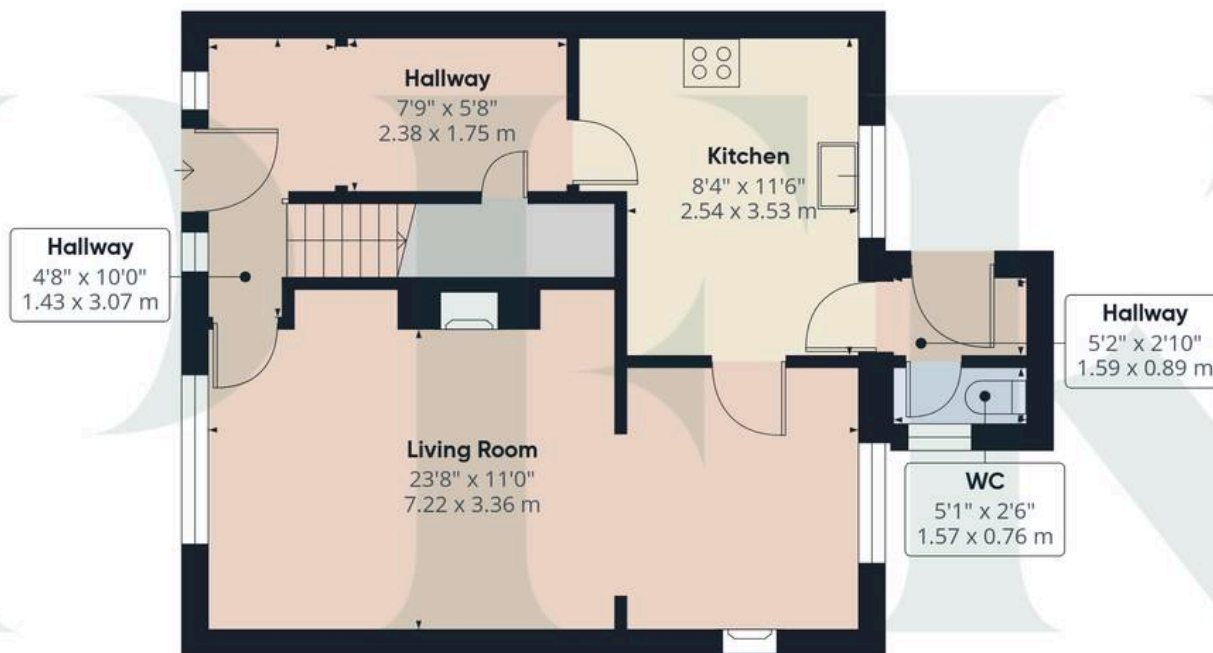
### OFF STREET

#### 3 Parking Spaces

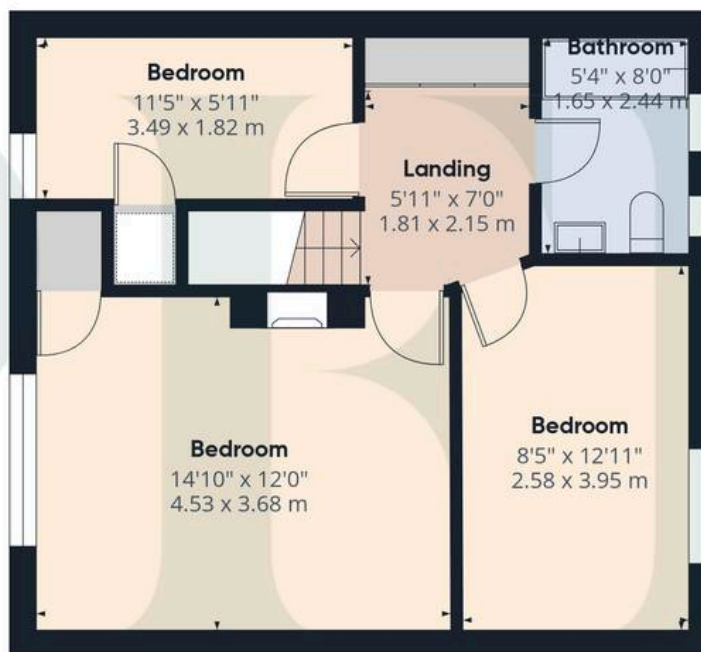
The property benefits from convenient parking options, with access to the rear leading onto a lane where parking is available, together with further unallocated parking situated to the front of the property, providing practicality for both residents and visitors alike.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

965 ft<sup>2</sup>

89.6 m<sup>2</sup>

(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.

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**ADDITIONAL INFORMATION**

**Services**

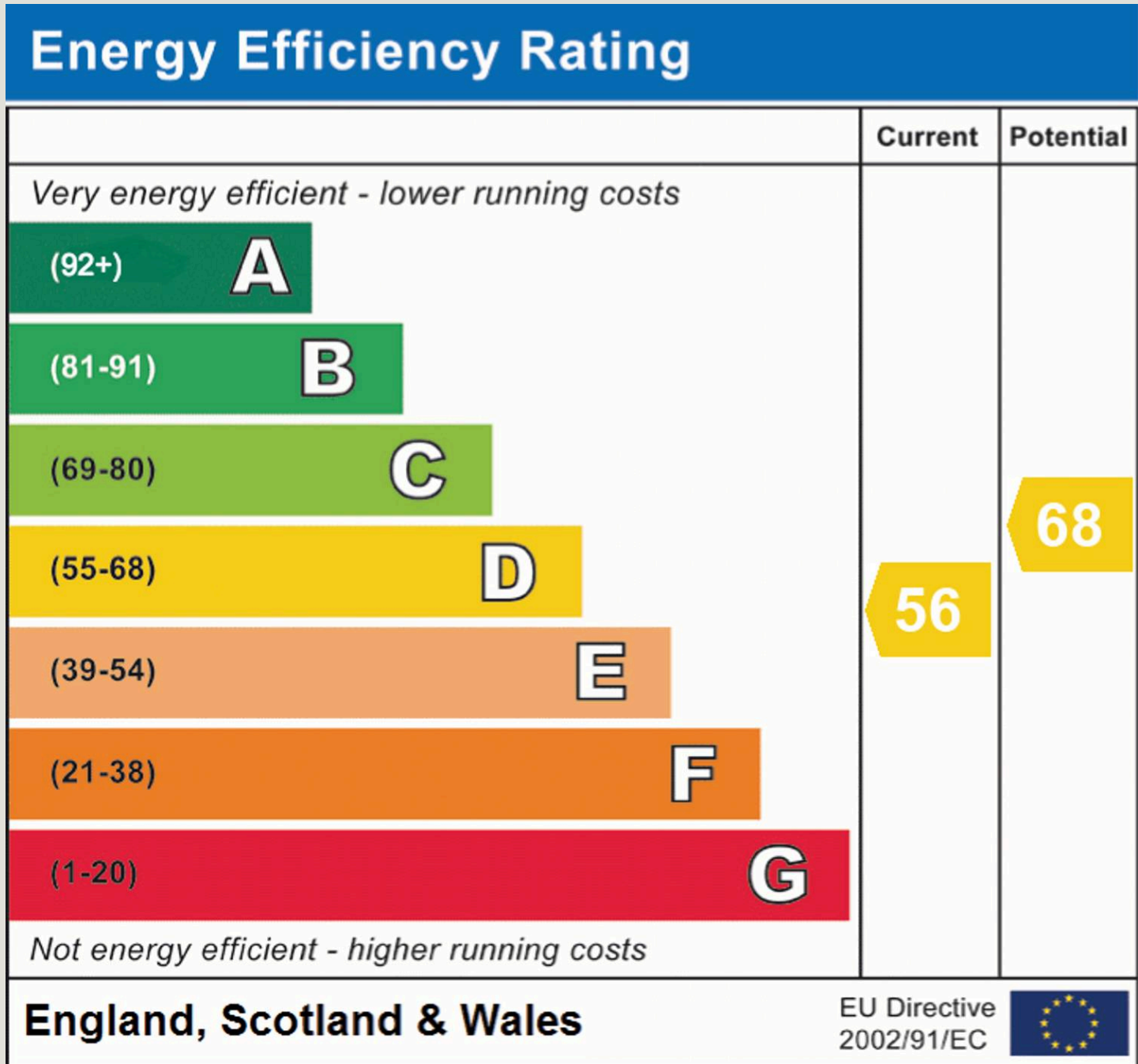
Mains electricity and water. LPG central heating, septic tank drainage and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

**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.

**Referral Fee Disclosure**

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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