



1 Bairds Crossing, Kirkland, Frizington, CA26 3YF

Guide Price £220,000

PFK

1 Bairds Crossing

The Property:

Tucked away in the peaceful village of Kirkland, on the edge of the breathtaking Ennerdale valley, this delightful 2 bedroom semi-detached bungalow offers an exceptional opportunity for those seeking a quieter pace of life, whether you're downsizing, stepping onto the property ladder, or looking for a countryside bolthole.

Forming part of a small and exclusive complex of just four bungalows, this particular home boasts the most generous outdoor space of them all. Low maintenance gardens wrap around the front and side of the property, offering privacy and easy upkeep, while a separate, sizeable lawned area opposite provides additional green space ideal for relaxing, gardening, or entertaining.

Inside, the bungalow offers well proportioned living accommodation, ready for a new owner to add their own personal touch. A semi detached garage located within the development provides convenient offroad parking, complemented by space for visitors to park..

With the wild beauty of Ennerdale just moments away, this is a fantastic base for walkers, cyclists, and anyone drawn to the Lake District lifestyle. Whether you're looking for a comfortable retirement retreat, a practical first home, or a holiday getaway with income potential, this property ticks all the right boxes – all at a sensible price.





1 Bairds Crossing

Location & directions:

Set in the tranquil village of Kirkland, the property enjoys a prime location on the western edge of the Lake District National Park, just a short drive from the stunning Ennerdale Water, one of the most unspoilt and peaceful lakes in the region, popular for walking, wild swimming, cycling, and nature watching. While Kirkland itself is a quiet rural hamlet, essential amenities can be found just a few minutes away in the nearby villages of Frizington (approx. 2 miles) and Cleator Moor (approx. 4 miles). These include local shops, a post office, primary schools, takeaways, and healthcare services. For more extensive facilities, the larger towns of Whitehaven (approx. 9 miles) and Workington (approx. 14 miles) offer supermarkets, high street shopping, railway stations, and leisure centres.

Directions

The property can be located using CA26 3YF or What3words///typhoon.trickster.unclaimed



- **2 bed semi det bungalow in peaceful rural setting**
- **Tenure: Freehold**
- **Council Tax: Band C**
- **EPC rating E**

ACCOMMODATION

Lounge/Diner

Sliding UPVC patio doors lead into a bright and spacious reception room, with space for living room and dining area. With coved ceiling, attractive feature fireplace, window to front, radiator, glazed oak door to kitchen and opening to the inner hallway and bedrooms.

Dining Kitchen

The kitchen is fitted with a range of matching wall and base units, with complementary worksurfacing incorporating 1.5 bowl stainless steel sink and drainer unit. Electric oven and hob with extractor over, plumbing for washing machine. There is space for a small dining table and chairs, large window to front elevation, wall mounted boiler. Useful storage cupboard and glazed oak door leading to the front porch.

Porch

Approached via glazed UPVC door, doors to bathroom and kitchen.

Inner Hallway

Accessed from the lounge/diner. Doors to bedrooms.

Bathroom

Fitted with white three piece suite comprising close coupled WC, wash hand basin and panelled bath with electric shower over. Part tiled walls, coved ceiling, obscured window and radiator.

Bedroom 1

A large dual aspect double bedroom with radiator.

Bedroom 2

Double bedroom with window and radiator.





EXTERNALLY

Garden

Externally, the property benefits from a low maintenance lawned garden to the front, with a gravelled pathway leading from the roadside to the front entrance. The pathway continues around to the side of the property with further lawn. To the rear, a further lawned garden is complemented by a gravelled path, providing convenient access to the bungalow from the rear parking area. Directly opposite the property and included in the sale is a generously sized lawned garden, ideal for outdoor entertaining, featuring mature hedging, established trees, and a raised flower bed.

Garage

Single Garage

The property benefits from a semi detached garage located opposite the bungalow, with up and over door.

Situated on a small cul-de-sac with only a handful of other bungalows, there is ample visitors parking available.





Approximate total area⁽¹⁾

944 ft²

87.8 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.

Calculations are based on RICS IPMS 3C standard.

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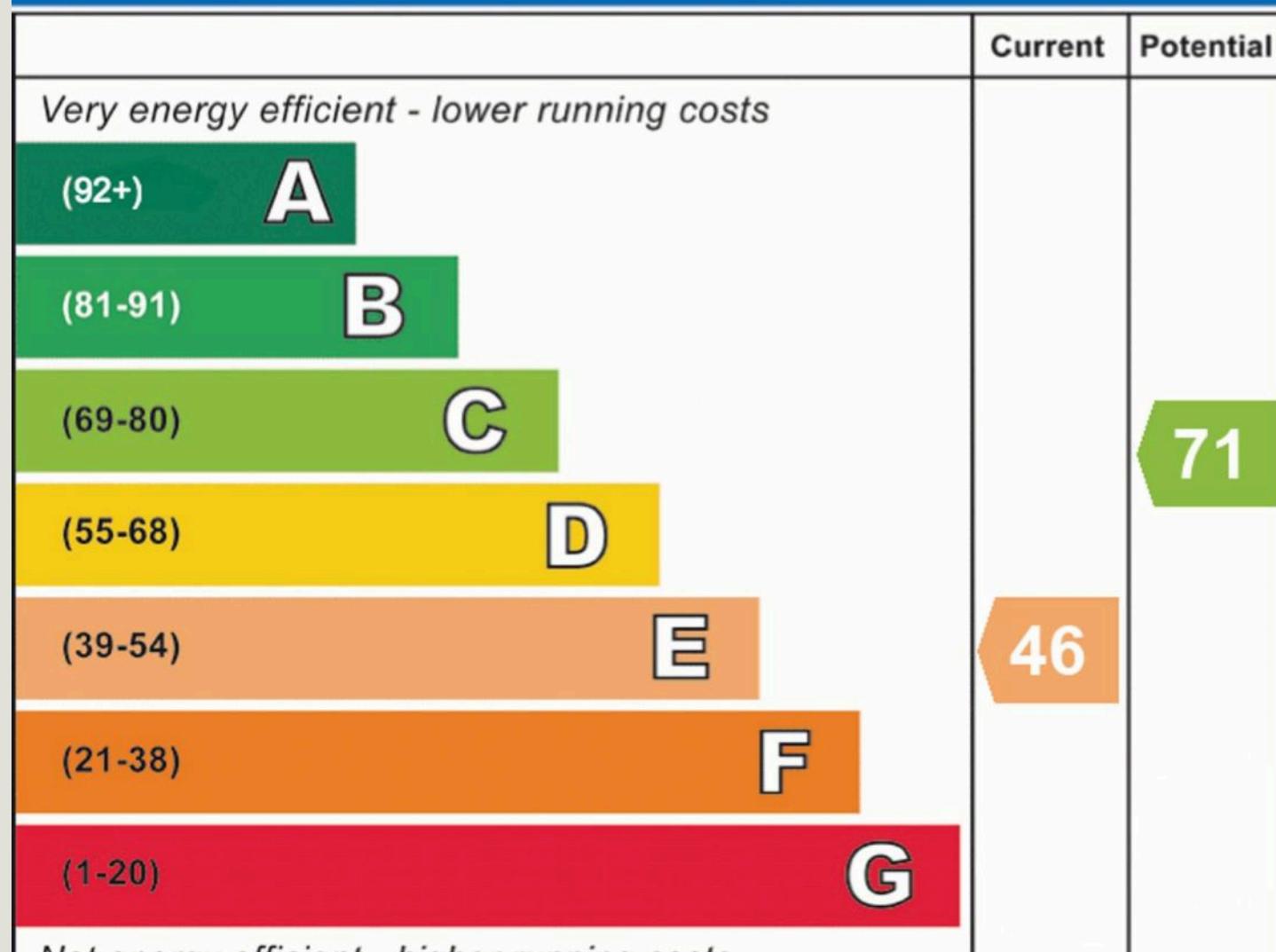
Services

Mains electricity, water & drainage. LPG fired central heating and double glazing installed. 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

PK 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 PK 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.

Energy Efficiency Rating



England, Scotland & Wales

EU Directive
2002/91/EC





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