



**5 Pasture Gate, Rowrah, Frizington, CA26 3XL**

Guide Price **£160,000**

**PEK**

## 5 Pasture Gate

### The Property:

A charming 2 bedroom end terraced property situated in Rowrah, offering easy access to Cockermouth, Frizington, and Whitehaven, and close to the C2C cycleway and Ennerdale valley.

The accommodation briefly comprises an entrance porch, lounge, separate dining room, kitchen, and utility room to the ground floor. Upstairs, there are two double bedrooms and a family bathroom, accessed via one of the bedrooms. The property also benefits from a boarded attic with Velux windows, providing a versatile space for a future conversion, hobby room, or additional storage.

Externally, there is a rear garden with a lawn and a garden path leading to a shed. To the front, a driveway provides parking for around three cars, and there is a detached single garage with an up and over door and power supply.

This property would be ideal for a first time buyer or anyone looking for a bolthole on the edge of the Lakes, though it would benefit from some general updating and TLC.





## 5 Pasture Gate

### Location & Directions:

Rowrah is a small village in Cumbria, conveniently located between Cockermouth, Frizington, and Whitehaven. It offers a quiet, rural setting while still providing good access to local towns and amenities. The village is close to the C2C cycleway and the scenic Ennerdale valley, making it ideal for outdoor enthusiasts. It's well suited for those looking for a peaceful home within easy reach of the Lake District and surrounding countryside.

### Directions

The property is conveniently situated on the edge of the village (postcode CA26 3XL), next to the Nissan garage, down a quiet dead-end road leading directly to the terrace.

- **Boarded attic with Velux windows for conversion or storage.**
- **Rear garden with shed; driveway for 3 cars, detached garage with power.**
- **Near to Cockermouth, Frizington, Whitehaven, C2C cycleway, and Ennerdale Valley.**
- **2 double bedrooms**
- **Peaceful location**
- **Council Tax Band 'B'**
- **EPC Rating D**
- **Tenure: Freehold**

## ACCOMODATION

### Entrance Porch

### Living Room

11' 11" x 12' 0" (3.62m x 3.66m)

### Dining Room

9' 5" x 12' 0" (2.87m x 3.66m)

### Kitchen

9' 0" x 11' 6" (2.74m x 3.51m)

### WC

5' 6" x 3' 11" (1.67m x 1.19m)

## FIRST FLOOR

### Landing

### Bedroom 1

12' 8" x 11' 11" (3.87m x 3.63m)

### Bedroom 2

9' 7" x 12' 0" (2.91m x 3.66m)

### Bathroom

8' 11" x 11' 5" (2.71m x 3.47m)





## EXTERNALLY

### Garden

Rear garden with a lawn, small patio area, and a garden path leading to a shed.

### Garage

Single Garage

### Driveway

3 Parking Spaces

## ADDITIONAL INFORMATION

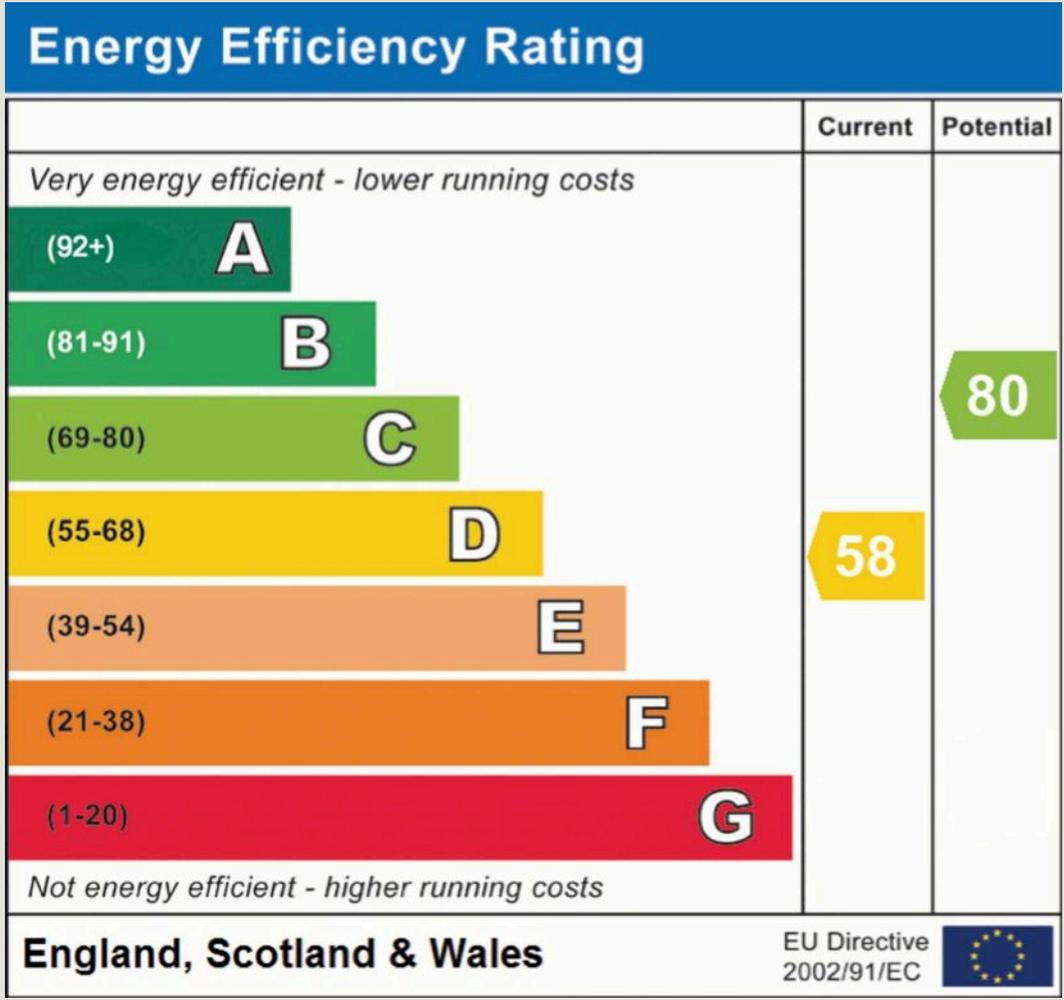
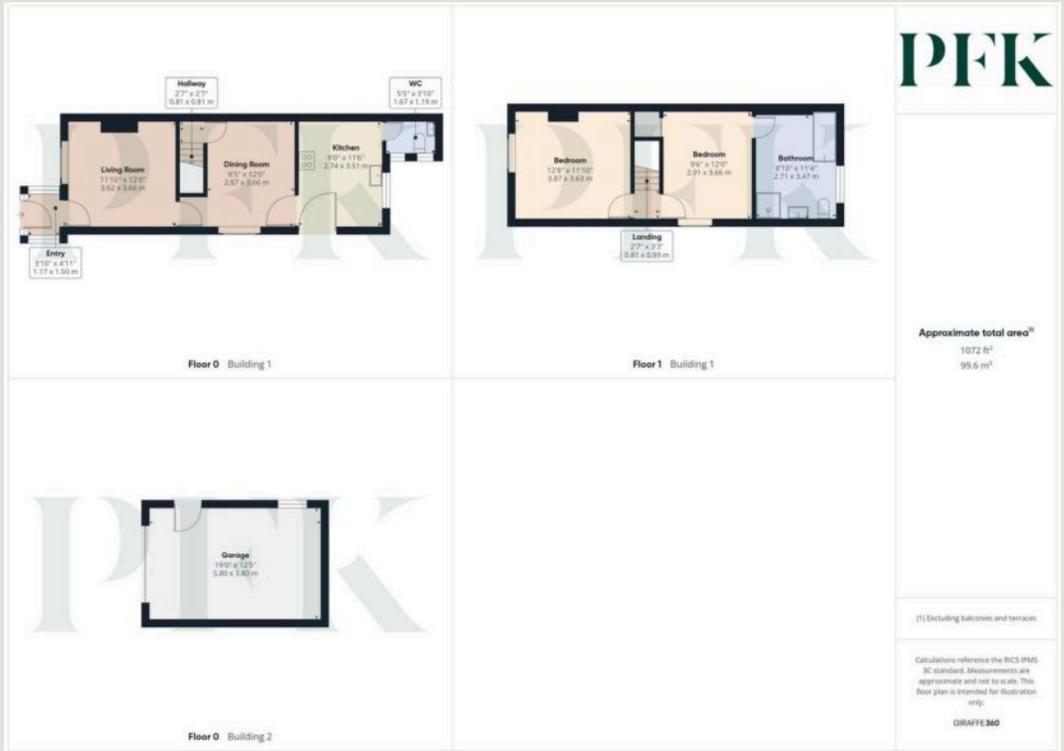
### Referral & Other Payments

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.

### Services

Mains electricity, gas, water & drainage; gas central heating; 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.







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