



**Bowdon, Kirkland, Frizington, CA26 3XY**

Guide Price £269,000

**PFK**

# Bowdon, Kirkland

## The Property:

Quietly nestled in the rural village of Kirkland, just moments from the shores of Ennerdale Water and the breathtaking landscapes of the Ennerdale Valley, Bowdon is a detached dormer bungalow occupying a generous plot with mature gardens and endless possibilities. Having been in the same ownership for many years, the property has been lovingly maintained throughout and presents an exciting opportunity for a new owner to modernise, extend, or reconfigure the space to suit their needs.

The setting is particularly special, peaceful and private, yet within close proximity to local towns and the Lake District National Park. With flexible internal accommodation and substantial outdoor space, the property is ideally suited to families, relocators, or those seeking a quieter pace of life without compromising on accessibility.

The accommodation is currently arranged with an entrance hallway leading to a spacious lounge overlooking the front garden, a separate dining room that could also serve as a fourth bedroom, a good sized kitchen with access to the gardens, a ground floor double bedroom, a bathroom with three piece suite, and a separate WC. Upstairs are two further double bedrooms.



PFI

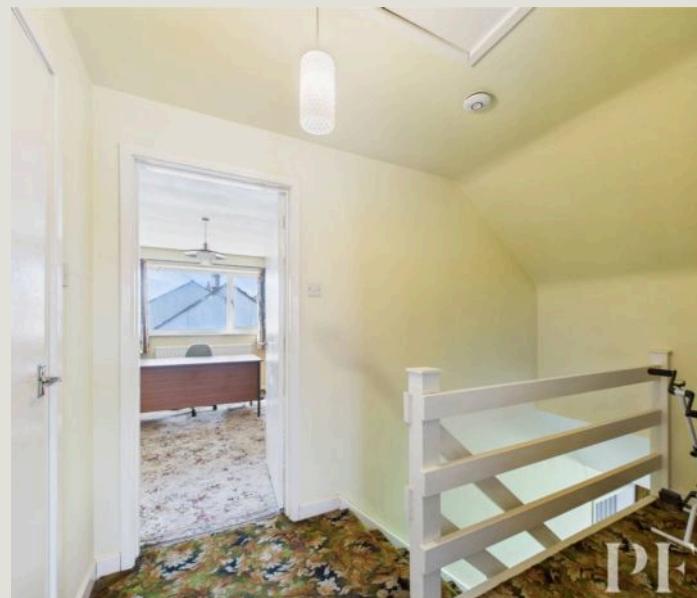
PFI

# Bowdon, Kirkland

## The property continued.....

Externally, Bowdon is surrounded by well kept lawned gardens to the front, side and rear, providing plenty of space for children to play, entertaining, or simply enjoying the outdoors. The attached garage and wide side section of the property offer excellent potential for extension or conversion, including the possibility of creating a self-contained annexe for a dependent relative, subject to the necessary approvals. The driveway provides ample offroad parking and completes the picture of a home with both substance and potential, in one of Cumbria's most desirable rural locations.

- **Detached 3/4 bed dormer bungalow in sought after village location**
- **Positioned just minutes from beautiful Ennerdale Water**
- **Generous plot with wraparound gardens, driveway & garage**
- **Huge scope for modernisation, extension or annexe creation (subject to planning)**
- **Perfect for families, relocators or those seeking a quieter pace of life**
- **No onward chain**
- **Tenure: Freehold**
- **Council Tax: Band D**
- **EPC rating F**





## Bowdon, Kirkland

### Location & directions:

Bowdon is located in the peaceful village of Kirkland, set on the doorstep of the Ennerdale Valley and just a short distance from the tranquil waters of Ennerdale Water – one of the Lake District's most unspoiled and serene destinations. The area is ideal for walking, cycling and outdoor pursuits, with an abundance of natural beauty quite literally on the doorstep. Despite the rural charm, local services are within easy reach in Cleator Moor, Egremont and Whitehaven, and the property is well placed for those working at Sellafield or relocating from further afield.

### Directions

The property can be located using either CA26 3XY or What3words://historic.absorbs.goofy



## ACCOMMODATION

### Entrance Hallway

Approached via part obscured glazed UPVC door with matching side pane. Stairs to first floor bedrooms with useful storage cupboard below, radiator, doors to accommodation.

### Lounge

14' 6" x 18' 3" (4.41m x 5.57m)

Spacious reception room with dual aspect windows to side and rear, coved ceiling and two radiators.

### Bedroom/Dining Room

11' 2" x 13' 0" (3.40m x 3.95m)

Suitable for variety of uses including ground floor bedroom, dining room or even a home office, benefitting from large window to rear and radiator.

### Bedroom 1

12' 6" x 11' 11" (3.82m x 3.63m)

Double bedroom with fitted wardrobes to one wall, window to front and radiator.

### Kitchen

8' 0" x 12' 11" (2.44m x 3.93m)

Fitted with matching wall and base units with complementary work surfacing incorporating stainless steel sink and drainer with mixer tap and tiled splashbacks. Space for cooker, fridge/freezer and washing machine, oil central heating boiler, window to rear elevation overlooking the gardens and wooden door to outside space.

### Bathroom

5' 10" x 9' 6" (1.77m x 2.90m)

Fitted with a three piece suite comprising low level WC, wash hand basin and panelled bath, storage cupboard, tiled walls, obscured window and laddered radiator.



**WC**

2' 11" x 5' 6" (0.90m x 1.68m)

Fitted with low level WC, tiled walls and obscured window.

**FIRST FLOOR LANDING**

Loft hatch, large storage cupboard, doors to bedrooms.

**Bedroom 2**

12' 1" x 12' 11" (3.68m x 3.94m)

Double bedroom with window to side, radiator and wash hand basin.

**Bedroom 3**

12' 0" x 12' 0" (3.67m x 3.65m)

Double bedroom with window to side.





## EXTERNALLY

### Garden

Lawned gardens wrap around the property to the front, side and rear, and are beautifully established, bordered by mature trees and shrubbery. The generous plot offers fantastic scope for future extension, especially the space to the side which connects it to the detached garage, which could be used to create ancillary accommodation or an annexe for a dependent relative or use as a holiday let (subject to planning permission).

### DRIVEWAY

#### 3 Parking Spaces

There is driveway parking to the front of the property for multiple cars.

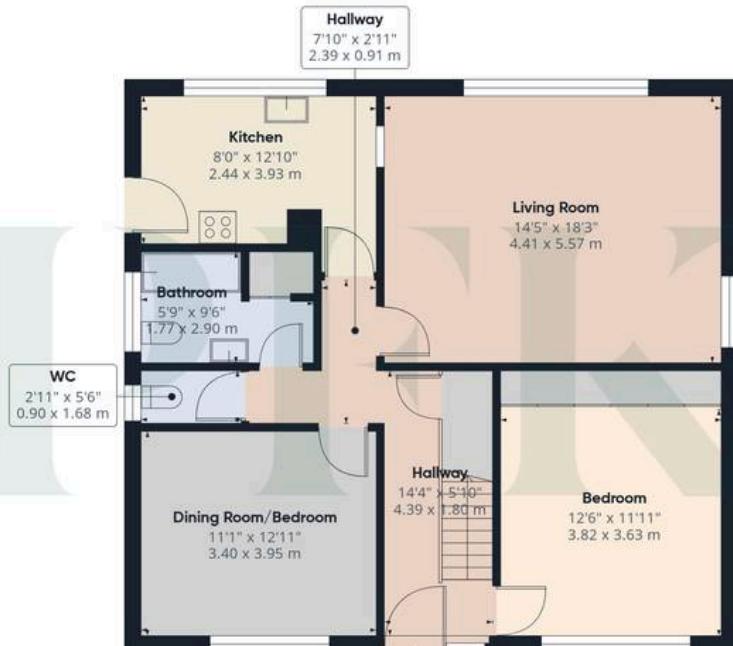
### GARAGE

#### Single Garage

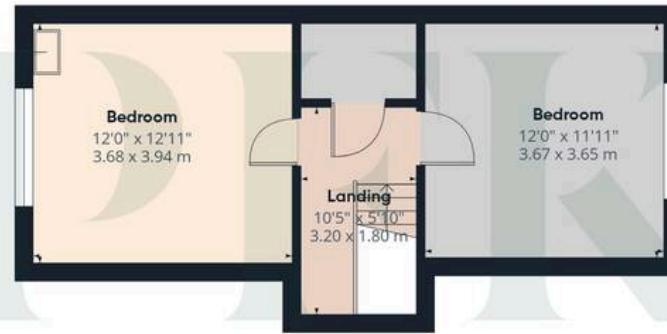
Detached garage with up and over door, side access from car port.



# PFK



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

1427 ft<sup>2</sup>

132.5 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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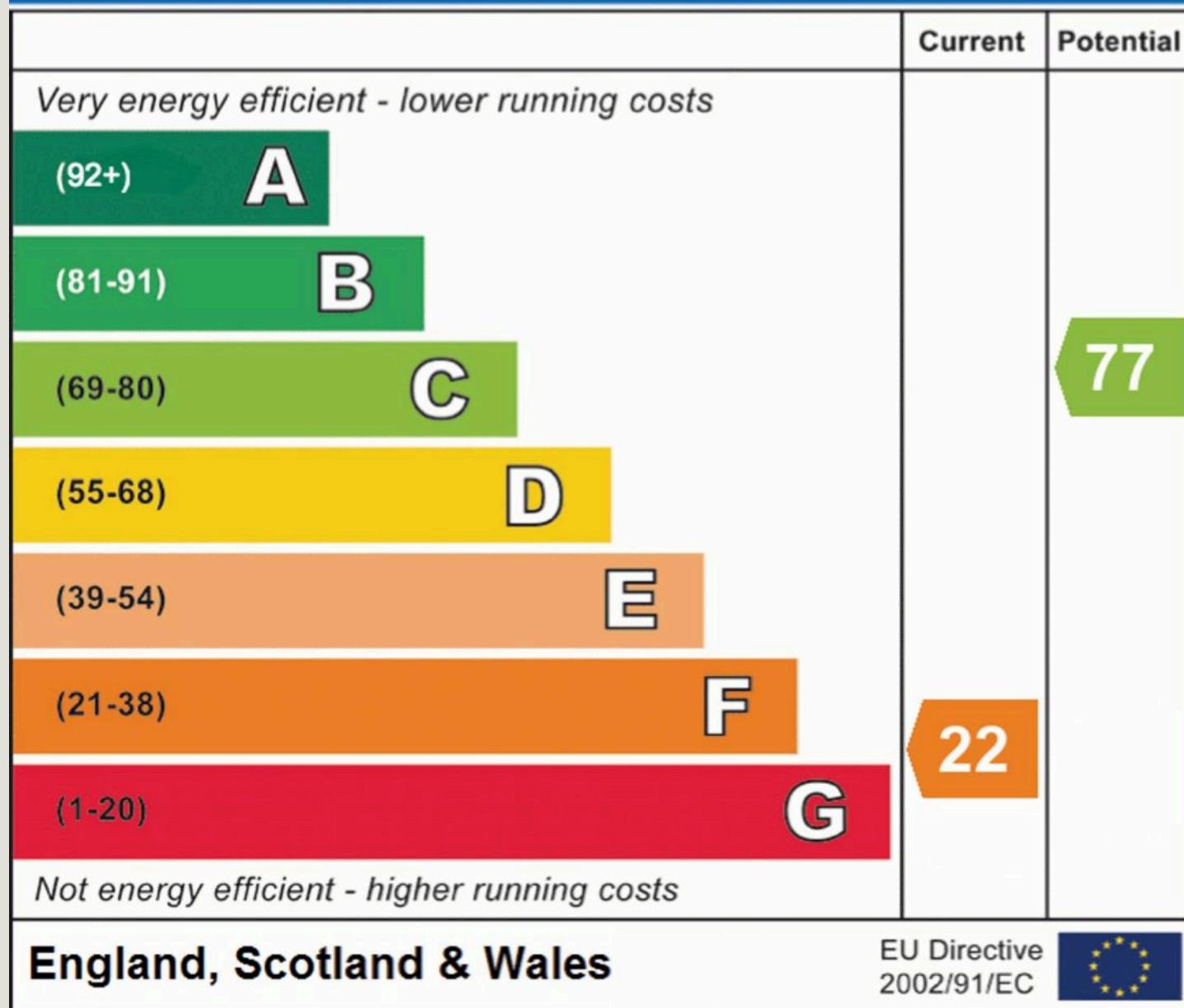
**Services**

Mains electricity, water & drainage. Oil 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





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