



Rowans, Ennerdale, CA23 3AR

Guide Price £375,000

PFK

Rowans

The Property:

The Rowans is an exceptional and rarely available detached bungalow set within approximately 0.66 acres of private, beautifully landscaped grounds in the stunning Ennerdale valley. Situated in an elevated position on the edge of Ennerdale Bridge, the property enjoys a truly secluded setting, surrounded by mature woodland, offering a unique sense of peace and privacy.

The accommodation has been extensively improved by the current owners and is presented in immaculate condition, ready to move into. A welcoming entrance porch leads to a bright and spacious lounge with patio doors opening onto the gardens, flowing into a dining area and contemporary fitted kitchen. A separate snug provides a cosy retreat, ideal for reading, relaxing, or home working. An inner hallway leads to three generous bedrooms, each with fitted storage, and a well appointed family bathroom. Externally, the bungalow sits within generous private grounds, mainly laid to lawn and interspersed with mature trees, bordered by woodland that enhances the feeling of seclusion. There is ample driveway parking for several vehicles and a detached garage. Recent improvements include a new heating system, replacement windows and doors, and high quality wooden flooring, enhancing the home's comfort and presentation.

Free from any occupancy restrictions and with properties in this location rarely offered to the open market, this outstanding home is likely to appeal to a wide range of buyers, whether as a permanent residence, a retirement move, or a lifestyle relocation to one of the most picturesque and peaceful corners of the Lake District. Viewing is highly recommended to fully appreciate the quality, setting, and unique charm this property offers.





Rowans

Location & directions:

Nestled in the tranquil Ennerdale valley, this property sits on the western edge of the Lake District National Park, just moments from the shores of Ennerdale Water, one of the most unspoilt and peaceful lakes in the region. The charming village of Ennerdale Bridge offers a friendly community atmosphere, a highly regarded primary school, and traditional local pubs, while nearby towns such as Cleator Moor and Whitehaven provide everyday amenities. For outdoor enthusiasts, the surrounding fells and forests offer endless opportunities for walking, cycling, and wildlife watching, all right on your doorstep.

Directions

The property is best located using
[What3words///courts.deserved.rips](https://what3words.com/courts.deserved.rips)

- **Beautifully upgraded 3 bed detached bungalow in Ennerdale Bridge**
- **EPC rating D**
- **Council Tax: Band C**
- **Tenure: Freehold**

ACCOMMODATION

Entrance

Approached via composite door, fitted storage cupboard, opens to lounge.

Lounge

11' 6" x 15' 7" (3.50m x 4.76m)

A beautiful reception room with feature sandstone fireplace housing a wood burning stove, sliding patio doors lead out to the grounds, radiator, opening to snug and dining area.

Dining Kitchen

19' 6" x 7' 8" (5.94m x 2.34m)

Ample space for dining, with windows to side and rear elevations, wooden flooring and opening to the kitchen. The kitchen is fitted with a range of matching wooden wall and base units, with complementary work surfacing incorporating a 1.5 bowl sink and drainer unit. Space for cooker and fridge/freezer, tiled flooring, window to side and fully glazed UPVC door leading to the gardens.

Snug

10' 2" x 7' 8" (3.10m x 2.33m)

Cosy snug with window, also perfect as a play area or home office.

Inner Hallway

Radiator, wooden flooring and doors to accommodation.

Bathroom

7' 7" x 5' 7" (2.30m x 1.70m)

Fitted with 3 piece suite comprising close coupled WC, wash hand basin set on vanity unit and panelled bath with shower over. Part tiled walls, obscured window and wood effect flooring.



Bedroom 1

11' 9" x 11' 8" (3.57m x 3.55m)

Large double bedroom with 2 storage cupboards, large window to front, radiator and wooden floor.

Bedroom 2

7' 7" x 9' 7" (2.32m x 2.92m)

Window to rear, storage cupboard, radiator and wooden flooring.

Bedroom 3

11' 7" x 7' 8" (3.54m x 2.34m)

Double bedroom with window to rear overlooking the property's grounds, storage cupboard, radiator and wooden flooring.





EXTERNALLY

Garden

Set on an elevated and completely private plot extending to approximately 0.66 acres, the grounds are surrounded by mature woodland and established trees, creating a truly secluded setting. Accessed via a private lane with a gated entrance, the gardens are predominantly laid to lawn, offering a peaceful and picturesque outdoor space ideal for relaxation or family enjoyment.

Driveway

4 Parking Spaces

The property boasts plentiful parking for multiple vehicles.

Garage

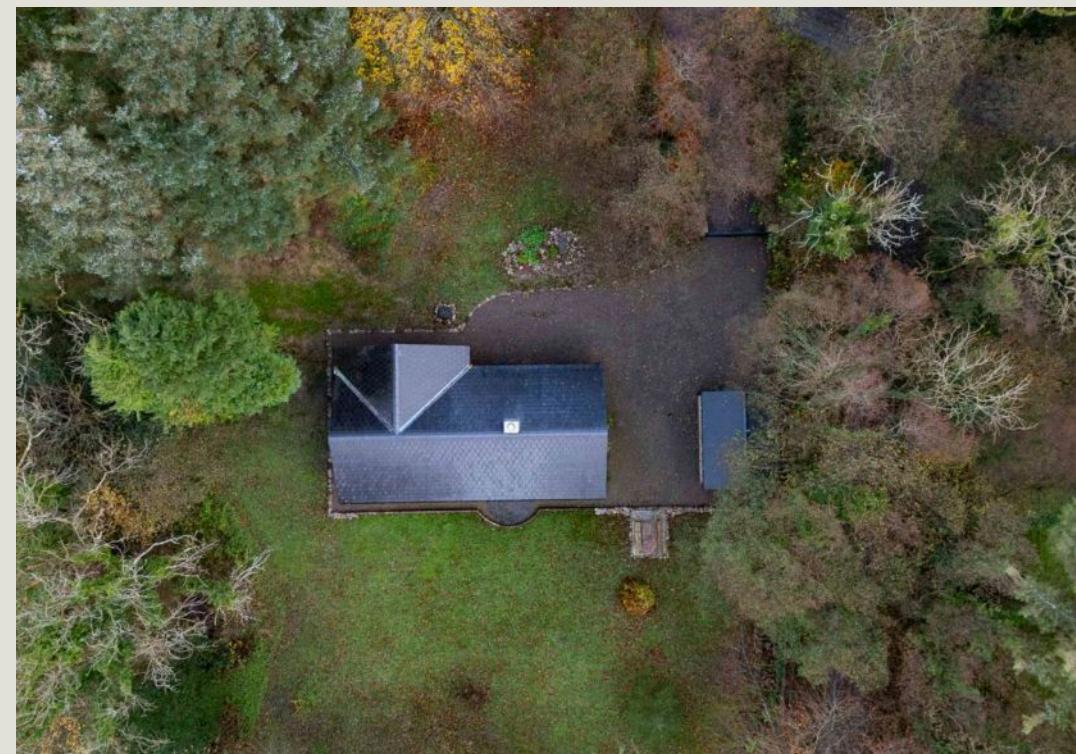
Single Garage

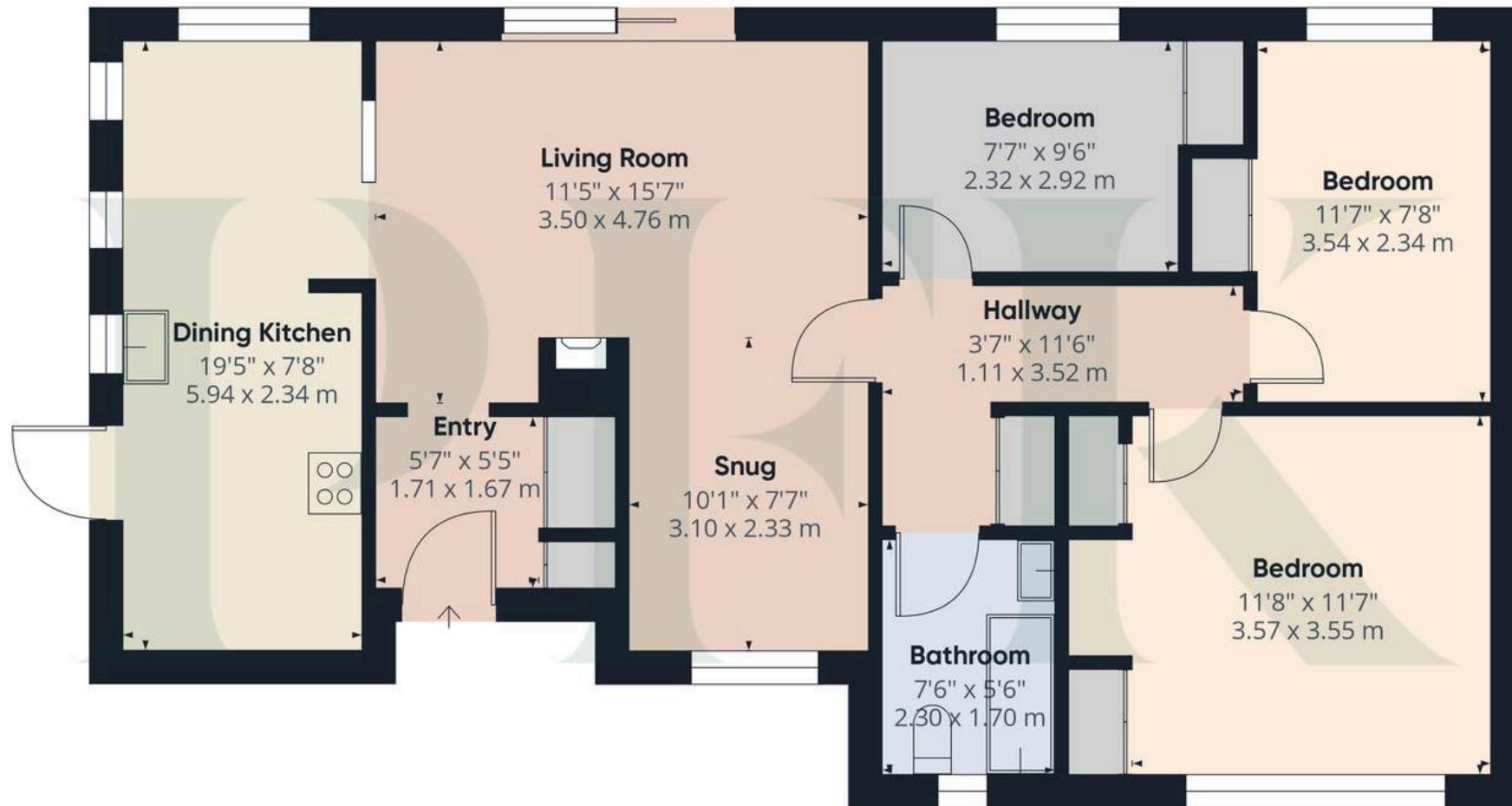
There is a detached garage with double entrance doors.



PFF







Approximate total area⁽¹⁾

868 ft²
80.8 m²

(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.

Services

Mains electricity and water, newly installed sewerage treatment plant for drainage. Electric 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.

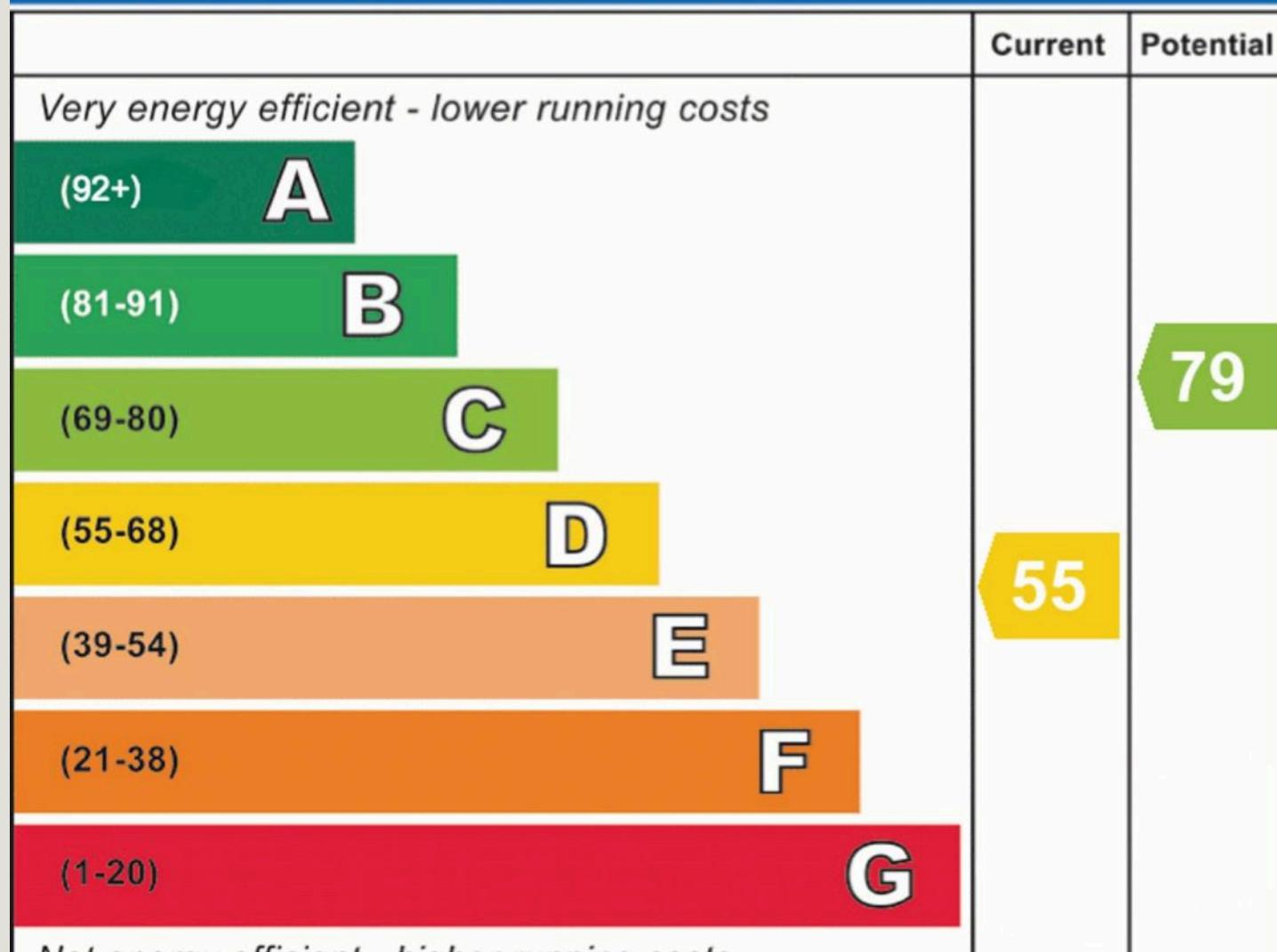
Septic Tank

We have been informed that the property has a newly installed sewerage treatment plant (installed in 2025). We would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Referral Fee Disclosure

PKF works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PKF may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products • EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50

Energy Efficiency Rating



England, Scotland & Wales

EU Directive
2002/91/EC





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