



3 Bridge End, Ennerdale, CA23 3AN

Guide Price £275,000

PFK

# 3 Bridge End

## The Property:

Nestled in the picturesque lakeland village of Ennerdale Bridge, this beautifully refurbished two bedroom end mews cottage offers a perfect blend of traditional charm and contemporary elegance.

Finished to an exceptional standard, the property features a welcoming lounge with a multi-fuel stove, creating a cosy retreat, and a sleek and modern dining kitchen, complete with high quality units and a central island, ideal for entertaining. Upstairs, two well proportioned double bedrooms provide peaceful spaces to unwind, with the stylish bathroom offering a luxurious feel. The landing also benefits from a large utility cupboard for added practicality. Externally, the property truly excels with its generous outdoor space, including driveway parking for one car, with the added benefit of an electric vehicle charging point, a versatile outbuilding divided into four storage areas, and a stunning lawned garden that extends right to the banks of the **river Ehen**, providing captivating views and a tranquil setting. The property also has the added advantage of solar panels fitted to the south facing roof.

Ennerdale Bridge is a sought after village on the edge of the Lake District National Park, surrounded by breathtaking scenery and outdoor adventure opportunities. With Ennerdale Water just moments away and renowned fells such as Crag Fell and Pillar within easy reach, this is an exceptional location for nature lovers, walkers, and those seeking an escape to the countryside. Whether as a permanent residence or a high performing holiday let, this is a rare and desirable opportunity in a spectacular setting.

Early inspection is highly recommended.





## 3 Bridge End

### Location & Directions:

Ennerdale Bridge is a charming lakeland village on the western edge of the Lake District National Park, offering a wonderful blend of tranquillity and convenience. The village is home to a welcoming community and local amenities, including two traditional pubs, a café, and a well regarded primary school. The stunning Ennerdale Water is just a short walk away, providing incredible opportunities for walking, cycling, and wild swimming. Nearby fells such as Crag Fell, Pillar, and Great Borne offer some of the best hiking in the region. For further amenities, the nearby towns of Egremont (4 miles) and Whitehaven (7 miles) provide supermarkets, secondary schools, and transport links, while Sellafield, a major employment hub, is within easy commuting distance.



### Directions

The property can be located using either CA23 3AN or W3W:///glow.lifetimes.dupe

- **Stunning & fully refurbished 2 bedroom end mews cottage**
- **Tenure: Freehold**
- **Council Tax: Band C**
- **EPC rating C**

## ACCOMMODATION

### Lounge

18' 3" x 10' 1" (5.57m x 3.08m)

Accessed via newly installed, part glazed entrance door. Delightful, dual aspect, lounge with windows to front and side elevations, the front aspect offering a beautiful open outlook. Multi fuel stove with solid wood mantel set on slate hearth, laddered radiator and laminate flooring. Opening to the dining kitchen.



### Dining Kitchen

18' 3" x 12' 5" (5.55m x 3.79m)

Recently refurbished, side aspect room overlooking the garden and beyond toward the river Ehen. Fitted with a good range of high quality, matching base and full height units with complementary quartz work surfacing and sunken sink with drainage area. Matching central island unit with integrated wine rack. Further integrated appliances include electric oven, induction hob, microwave, dishwasher, washing machine and fridge freezer. Downlighting, space for small dining table and chairs, laddered radiator and laminate flooring. Stairs to first floor accommodation with useful storage space below.

### FIRST FLOOR LANDING

Providing access to two bedrooms, the bathroom and to a large storage cupboard. Access hatch to large part boarded loft space with 2 Velux windows.

### Bedroom 1

11' 11" x 11' 5" (3.62m x 3.49m)

Large, double bedroom with window overlooking the garden and toward the river Ehen. Radiator and sliding, solid wood door giving access to a large storage cupboard/wardrobe.



## **Bedroom 2**

11' 10" x 11' 7" (3.61m x 3.53m)

Large, double bedroom positioned at the front of the property with far reaching open outlook. Radiator.

## **Bathroom**

5' 10" x 8' 7" (1.79m x 2.62m)

Fitted with modern, white, three piece suite comprising panelled bath with mains plumbed shower over, close coupled WC and wash hand basin. Window, tiled splash backs, chrome radiator and laminate flooring.

## **EXTERNALLY**

### **Garden**

The garden is positioned mainly to the side of the property where a large section of lawn enjoys lovely views and runs down to the river Ehen. A raised, decorative stoned patio area provides a lovely outdoor dining/seating space.

Detached outbuilding currently split into four useful storage rooms, one housing the oil fired boiler.



### **Driveway**

#### **1 Parking Space**

Gated entrance to the front of the property leading to driveway parking for one car.





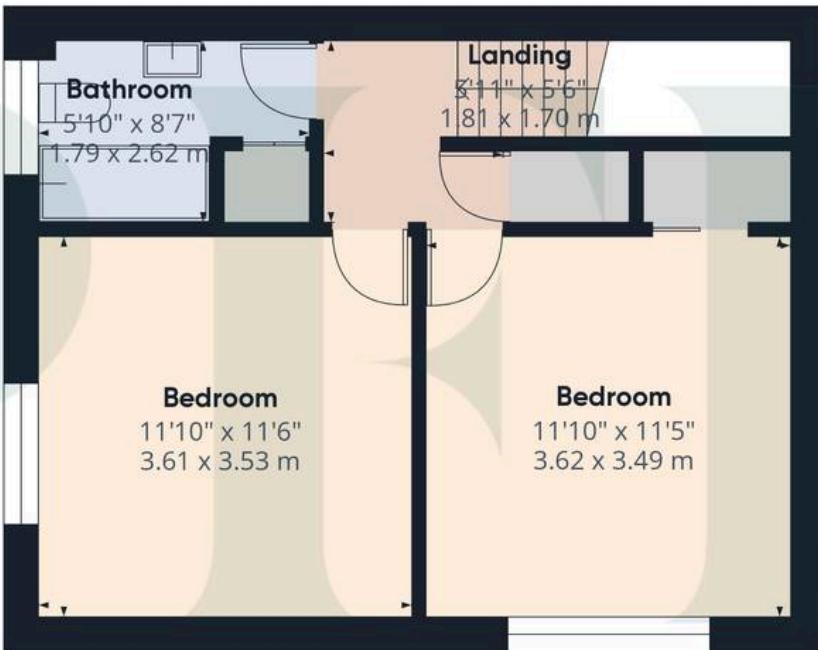


Floor 0

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

799.53 ft<sup>2</sup>

74.28 m<sup>2</sup>



Floor 1

(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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## ADDITIONAL INFORMATION

### Services

Mains electricity & water; water treatment plant installed (shared by three properties in the terrace); oil central heating; double glazing installed throughout. Please note: 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 drainage is by way of a shared waste treatment plant, and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

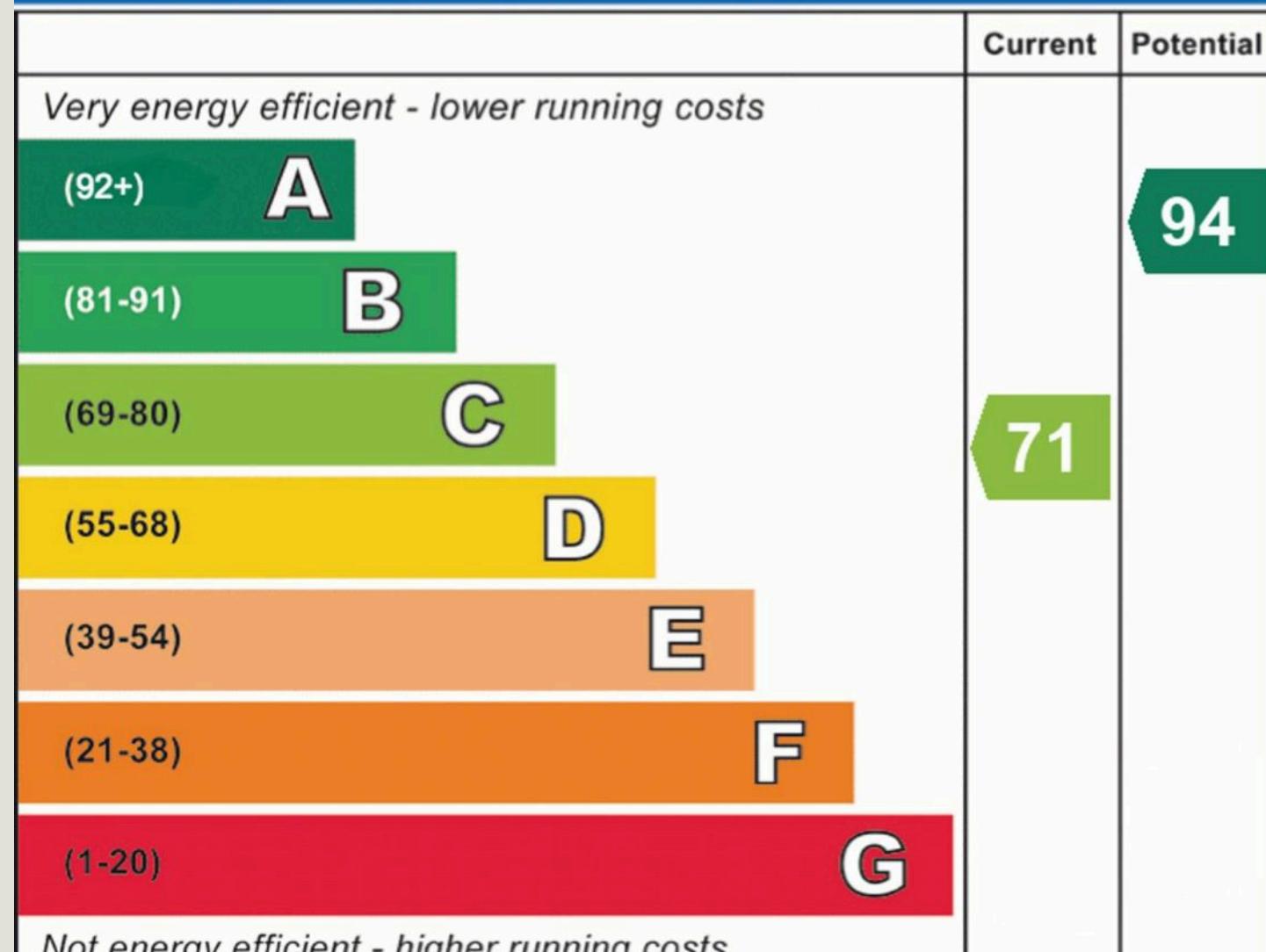
### Right of Access

There is a pedestrian right of access at the side of this property for use by the owners of the adjoining No. 2 Bridge End property.

### 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. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • 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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