

PFK

7 The Mount, Papcastle, Cockermouth, Cumbria CA13 0JY

Guide Price: £415,000





LOCATION

Papcastle is a delightful, small village, and site of the Roman fort Derwentio. The property itself is in an enviable rural location on the edge of this sought after village, and yet only minutes from the town of Cockermouth with its local primary and secondary schools, amenities such as swimming pool, gymnasiums, two parks - which both offer riverside walks, and thriving local restaurants and public houses.

PROPERTY DESCRIPTION

A comfortable and spacious four bed detached house, sat on the ever sought after The Mount in the popular village of Papcastle, enjoying a fantastic plot with excellent potential for extension and backing onto open fields.

The accommodation comprises open plan lounge/dining room with gas fire and dining space for eight, sun room, breakfast kitchen, study/home office/play room and cloakroom/WC to the ground floor, combined with access to the integral garage. To the first floor there are three double bedrooms, a well proportioned single and a four piece family bathroom.

Externally the substantial plot wraps around the property and provides offroad parking for up to four cars and a lawned garden to the front, whilst to the rear is a private lawned garden with patio and mature shrubbery which enjoys sun throughout the day and views towards the Lake District fells.

It's rare for a house on The Mount to come to market, especially one with so much potential, an early viewing is a must to avoid missing out.

ACCOMMODATION

Entrance Porch

Accessed via part glazed UPVC front door with glazed side panels. With tiled flooring and and part glazed door into the hallway.

Hallway

With stairs to the first floor and wooden internal doors leading to all ground floor rooms.

Lounge/Dining Room

4.95m x 6.90m (16' 3" x 22' 8") A light and airy, dual aspect L shaped room with decorative coving, gas fire in a slate hearth and surround, TV, telephone and broadband points, space for three piece suite.

The dining area has space for a six to eight person dining table, door to the kitchen and sliding UPVC glazed doors leading into the conservatory.

Conservatory

3.80m x 3.30m (12' 6" x 10' 10") A triple aspect room enjoying views towards the Lake District fells. With door out to the garden and pendant light with fan.

Kitchen

4.59m x 3.03m (15' 1" x 9' 11") Fitted with a range of wall and base units in a light wood effect finish, with complementary green granite effect work surfacing, incorporating 1.5 bowl composite sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include dishwasher and combination oven/grill with four burner countertop mounted gas hob over and plumbing for under counter washing machine. Built in pantry cupboard with further cupboard housing the central heating boiler, tiled flooring, rear aspect window and door to the rear hallway.

Rear Hallway

With part glazed UPVC door out to the rear and further door giving integral access into the garage.

Cloakroom/WC

Fitted with wash hand basin and WC.

Study

2.43m x 2.56m (8' 0" x 8' 5") A front aspect room, fitted out as a home office, with a range of wall mounted shelving.

FIRST FLOOR

Landing

With doors leading to all first floor rooms.

Bedroom 1

3.39m x 4.67m (11' 1" x 15' 4") A front aspect, light and airy double bedroom enjoying views towards the Lake District fells. With built in shelved storage cupboard, wall mounted lighting and a bank of fitted wardrobes to one wall.

Bedroom 2

3.61m x 3.34m (11' 10" x 10' 11") A rear aspect, light and airy double bedroom with views over open countryside towards the Lakeland fells.

Bedroom 3

3.78m x 3.51m (12' 5" x 11' 6") A front aspect, large double bedroom with two built in storage cupboards, and enjoying views towards the Lake District fells.

Bedroom 4

2.45m x 2.83m (8' 0" x 9' 3") A well proportioned, rear aspect single bedroom with built in storage cupboard.

Bathroom

1.78m x 3.25m (5' 10" x 10' 8") Fitted with a four piece suite comprising concealed cistern WC and wash hand basin in vanity storage units, bath and corner shower cubicle with electric shower. Vertical heated towel rail, recessed ceiling spotlights, tiled walls and flooring, loft access hatch and obscured rear aspect window.

EXTERNALLY

Gardens and Parking

The property sits within a spacious plot with lawned front garden with mature shrubbery and hedge borders, offroad parking on the block paved driveway for three to four cars and decorative chipped area with mature tree. Side access leads to the rear garden, mainly laid to lawn with patio seating area, and a variety of mature trees, shrubbery and hedge borders.

Garage

2.84m x 7.05m (9' 4" x 23' 2") Integral garage with up and over door, power and lighting, built in storage cupboards and UPVC door giving pedestrian access out to the rear garden.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is TBC.

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 : 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 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains gas, electricity, water & drainage. Gas fired, warm air heating system and 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.

Council Tax: Band E

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From PFK Cockermouth office, take the A5086 over Gote Bridge and along Gote Road to the bottom of Gote Brow (opposite James Walker & Co. factory). Turn left into Papcastle Road and follow the road up into the village, turn right at the village hall, then take the second right into The Mount.



