

PEK

29 Mountain View, Cockermouth, Cumbria CA13 0DG

Offers Over £315,000



LOCATION

Situated in one of Cokermouth's most sought after areas, within an easy walk to the town centre, in catchment for Fairfield Primary School and with easy access to the A66 for commuting.

PROPERTY DESCRIPTION

29 Mountain View is one of those quintessential Cokermouth townhouses; beautifully appointed and rich in character features and details, with off road parking and situated in a Conservation Area within only a short walk to the town centre.

The accommodation enjoys the high ceilings, and light and airy rooms associated with the Victorian era and comprises lounge with bay window and open fireplace, second reception room/dining room, breakfast kitchen with integrated appliances and French doors to the garden, utility room, downstairs cloakroom, three double bedrooms - the principal room being a fantastic size and enjoying views over the town, and a beautiful, four-piece, family bathroom with freestanding, roll top bath.

Externally there is on street parking and a courtyard garden to the front, whilst to the rear is a large courtyard garden with gated access to Hill Street allowing for secure, off road, parking for one car.

ACCOMMODATION

Entrance Porch

Accessed via wooden, front entrance door with glazed inserts over. High ceiling, decorative coving, mosaic tiled floor and wooden, internal door with stained glass surround leading into: -

Hallway

A high ceilinged hallway with decorative coving and feature moulding, pendant style lighting, wooden, internal doors, built in under stairs storage cupboard and stairs to first floor accommodation.

Lounge

4.77m x 4.14m (15' 8" x 13' 7") Light and airy, high ceilinged reception room with feature, shuttered, bay window (internal secondary glazing). Decorative coving, ceiling rose with chandelier style lighting, open fireplace with carved, wooden surround and slate hearth, built in, low-level cupboard (housing the electric meter), TV point and exposed oak floorboards.

Dining Room/Second Reception Room

4.45m x 3.38m (14' 7" x 11' 1") Rear aspect room with decorative coving, picture rail, inset gas fire, built in storage cupboards, wall mounted shelving and oak, double doors with glazed inserts leading into: -

Breakfast Kitchen

3.71m x 5.25m (12' 2" x 17' 3") Bright, rear aspect kitchen with skylight, decorative coving, spotlighting and aluminium, doors with glazed inserts providing access to the rear garden. Fitted with a range of base and wall units in a white, Shaker style finish with complementary black polished, concrete effect, counter tops and matching peninsula incorporating 1.5-bowl stainless steel sink/drainers unit with mixer tap. Four-burner, counter top mounted, induction hob with stainless steel extractor chimney over and glass splash back, separate electric, combination oven/grill, integrated slimline dishwasher and space/point for freestanding fridge. Space for two-four person dining table, telephone point and wooden door into: -

Utility Room

3.0m x 2.20m (9' 10" x 7' 3") Dual aspect room with composite door with double glazed inserts giving access to the rear garden. Range of base units, stainless steel sink/drainers unit with mixer tap, space/plumbing for under counter washer/dryer and wall mounted, gas boiler. Wooden door to: -

Cloakroom/WC

With WC and wall mounted shelving.

FIRST FLOOR

Half Landing

Providing access to: -

Family Bathroom

2.74m x 3.46m (9' 0" x 11' 4") Side aspect room with part, wood panelled walls, single glazed, sliding sash window and four-piece suite comprising freestanding, contemporary, roll top bath with handheld shower attachment, WC, pedestal wash hand basin and large, walk-in shower cubicle with tiled splash backs and fitted with mains plumbed shower. Vinyl flooring.

Main Landing

Wooden doors to two bedrooms and stairs to the third bedroom on the second floor.

Principal Bedroom

4.03m x 5.3m (13' 3" x 17' 5") A fantastic, high ceilinged, light and airy, large principal bedroom with front aspect window (secondary double glazing) offering lovely outlook over the local, playing fields and beyond, over the rooftops of Cokermouth towards the church. Decorative coving, pendant style lighting, feature fireplace and built in, wall mounted shelving.

Bedroom 2

4.06m x 3.43m (13' 4" x 11' 3") Rear aspect, double bedroom with sliding, sash window (secondary double glazing).

SECOND FLOOR

Bedroom 3

4.94m x 4.88m (16' 2" x 16' 0") Rear aspect, L-shaped room with exposed, painted, white floor boards, built in hanging/storage area and access to additional under eaves storage space.

EXTERNALLY

Parking

On street parking is available to the front and rear of the house (Hill Street) via two residents permits and we understand that additional visitor permits are also available. To the rear of the property (via Hill Street), substantial, wooden gates provide access to the rear garden and to one, off road parking space.

Courtyard Gardens

Enclosed, forecourt garden to the front of the property with mature shrubs, flower beds and boundary wall incorporating wrought iron, pedestrian gate leading to front entrance door.

To the rear is an enclosed, easy to maintain, courtyard style garden with lovely, patio seating area and variety of mature shrubs and perennials.

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 : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – 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.

Tenure

Freehold.

SALE DETAILS

Mains electricity, gas, water & drainage; gas central heating installed; single glazing to the front with internal secondary glazing and double glazing to the rear of the property; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cokermonth office, 01900 826205.

Directions: From PFK office on Main Street, turn right into Station Street and proceed through the traffic lights, across the mini roundabout and follow the road left through the next set of traffic lights. Continue along the road and as it bends left, the property can be found on the right hand side.



