



28 MARKET PLACE | COCKERMOUTH | CUMBRIA | CA13 9NQ

PRICE £179,000



Lillingtons  
Estate Agents





#### SUMMARY

This attractive town centre property provides quite an opportunity, set as it is on the entrance to the charming Market Place in the Gem Town of Cockermouth. The Grade II listed property is currently used to generate income with the ground floor retail shop used as a barbers and the maisonette let residentially, but this could make a good place to downsize to or to use as a second home where a buyer would benefit from income from the shop downstairs. The maisonette includes a ground floor hall with side access door onto Castlegate, a generous living room with a feature made of original mullioned windows, a modern and spacious kitchen/dining room, two top floor double bedrooms and a bathroom. Befitting the ancient location, the property benefits from plenty of character features including windows, beams and fireplaces. A great and versatile town centre property!

EPC band Exempt

#### GROUND FLOOR LOCK-UP SHOP

The ground floor and frontage onto Market Place is used as a retail unit, currently tenanted and run as a barbers. The retail space includes a prominent window and measures 25' x 16' approximately and behind this is a WC, kitchenette and store.

#### MAISONETTE ENTRANCE

A separate ground floor door on the Castlegate side of the building leads into the maisonette hall with stairs rising to first floor living accommodation

#### FIRST FLOOR KITCHEN/DINING ROOM

The stairs lead up to the kitchen/dining room and continue up to second floor accommodation. The kitchen is fitted in a modern range of base and wall mounted units with work surfaces and breakfast bar area, corner sink unit, electric hob with extractor and eye level oven, space for washing machine, integrated fridge, freezer and dishwasher, fireplace, double radiator, two windows to side, wood style flooring, open into living room

#### LIVING ROOM

A generous room with two sash windows to front overlooking Market Place, fitted blinds, three double radiators, two former mullioned window surrounds to side, used as a feature, stone fireplace with tiled hearth, exposed beams

#### SECOND FLOOR LANDING

Arch window to side, double radiator, access to loft space, doors to rooms

#### BEDROOM 1

A generous room with two sash windows to front, stone fireplace, built in double cupboard, exposed beam, two double radiators, two former mullioned windows to side used as a feature

#### BEDROOM 2

Two windows to side, vertical radiator, exposed beams

#### BATHROOM

Skylight window to side in vaulted style ceiling, panel bath with thermostatic shower unit and screen, pedestal hand wash basin, low level WC. Wall mounted combi boiler, wood style flooring, radiator

#### ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

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cockermouth@lillingtons-estates.co.uk

Council Tax Band: Business Rates

Tenure: Ancient 999year Leasehold.

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor, integrated fridge, freezer and dishwasher

Broadband types & speeds: Standard 17Mbps/Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all providers have service

outdoors, EE and O2 have service indoors, the others have limited service inside

Planning permission passed in the immediate area: None known

The property is Grade II listed

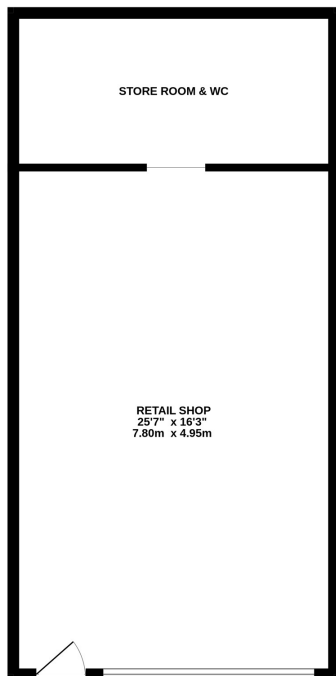
#### DIRECTIONS

From the town centre head along Main Street and cross the river bridge to Market Place. The property will be facing you on the right, at the junction between Castlegate and Market Place

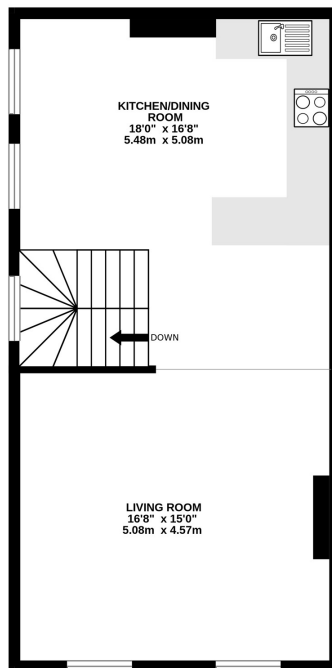




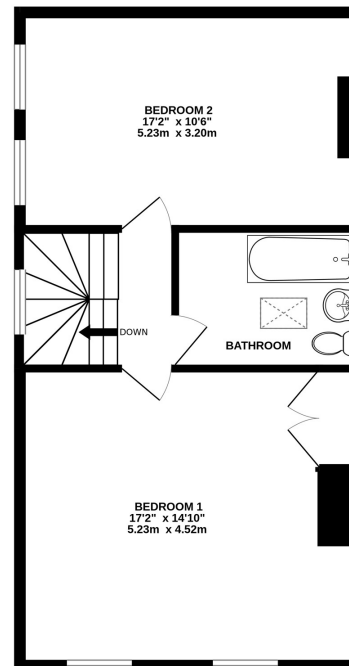
GROUND FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



2ND FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1626 sq.ft. (151.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

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