

PFK

Arden Lea, Victoria Road, Cockermouth, Cumbria CA13 9PA

Guide Price: £595,000





LOCATION

Victoria Road is a highly desirable area conveniently situated centrally in the market town of Cockermouth, set within the north west fringe of the Lake District National Park. Ideally located for local schools, town centre amenities such as two parks both facilitating riverside walks, swimming pool, gymnasium and the thriving local restaurants and public houses. The Lake District National Park and Solway coast are just a short drive away making this an ideal location.

PROPERTY DESCRIPTION

Arden Lea is a truly rare Edwardian era four bedroomed detached home, boasting a plethora of beautifully maintained character details and period features, including detailed mouldings, wood panelling, oak staircase and lead lights, all befitting the era.

The accommodation is immaculately presented and boasts high ceilinged, well proportioned rooms giving a light and airy feeling to the home, comprising stunning entrance hall with carved oak panelled walls, ornate oak staircase, feature fireplace, seating area and parquet flooring, sitting room with bay window and open fireplace, dining room with space for a 12 person table, open fireplace and doors to the garden, contemporary kitchen, utility room, cloakroom/WC and conservatory to the ground floor. To the first floor, there are three large double bedrooms, single bedroom currently utilised as an office and a four piece family bathroom.

Externally there are front and rear lawned gardens, with patio areas and mature plants, flowers and shrubbery, offroad parking for three cars and a detached double garage.

Homes of this style and stature are extremely hard to find in the town and rarely make it to the open market, so an early inspection is a must to avoid missing out on this superb property.

ACCOMMODATION

Entrance Porch

Accessed via a wooden external door with lead light insert. With decorative coving, wood wall panelling with wall mounted lighting, mosaic tiled flooring and wooden internal door with lead light insert leading into the hallway.

Hallway

6.36m x 4.10m (20' 10" x 13' 5") A fantastic and character filled front aspect area, with lead light windows, exposed oak beams and wall panelling with a built in U shaped seat. Tiled fireplace in an ornate, wood and copper carved surround, housing a gas stove, oak staircase with carved newel posts and balustrades leading to the first floor, antique parquet flooring and oak internal doors giving access to all ground floor rooms.

Lounge

5.24m x 4.19m (17' 2" x 13' 9") A light and airy, high ceilinged front aspect room with bay window, ornate cornicing and picture rail and chandelier style lighting. Open fire in a tiled surround with granite hearth and oak mantel, TV point and wall mounted lighting.

Dining Room

5.52m x 4.13m (18' 1" x 13' 7") A dual aspect room with rear bay window and wooden external door giving access out to the rear garden. With ornate cornicing and picture rail, chandelier style lighting, gas fire on a tiled hearth in an ornate oak surround and space for a twelve to fourteen person dining table.

Kitchen

4.26m x 3.96m (14' 0" x 13' 0") A side aspect room fitted with a contemporary shaker style kitchen in an anthracite finish, with complementary granite work surfacing, upstands and splashback, incorporating Belfast sink with mixer tap. Integrated appliances include five burner, countertop mounted induction hob, eye level twin electric ovens and grill, dishwasher, fridge and freezer. Space for a six person dining table, picture rail, spotlighting and original servants bell.

Utility Room

2.99m x 1.78m (9' 10" x 5' 10") A rear aspect room fitted with a range of wall and base units in a dark wood finish, with complementary work surfacing incorporating stainless steel sink and drainer unit. Plumbing for under counter washing machine, wooden internal doors giving access into the cloakroom/WC and the conservatory.

Cloakroom/WC

Fitted with WC and wash hand basin in a built in vanity unit, built in under counter storage and storage shelving, wall mounted gas fired boiler, tiled walls and flooring.

Conservatory

5.34m x 3.93m (17' 6" x 12' 11") Glazed to three sides with UPVC windows and door leading out into the garden, solid roof, TV point and tiled flooring.

FIRST FLOOR LANDING

Half galleried landing with ornate oak balustrades and newel posts, side aspect stained glass lead lighting, ornate cornicing, architraves and picture rail. The landing has internal doors giving access to all first floor rooms.

Bedroom 1

4.07m x 4.24m (13' 4" x 13' 11") A front aspect, large high ceilinged double bedroom with ornate cornicing and picture rail, a range of fitted wardrobes and storage units.

Bedroom 2

4.18m x 2.85m (13' 9" x 9' 4") A front aspect double bedroom, high ceilinged with ornate cornicing and picture rail, pendant lighting and TV point.

Bedroom 3

4.04m x 3.77m (13' 3" x 12' 4") A rear aspect double bedroom, high ceilinged with ornate cornicing and picture rail, TV point and a range of built in wardrobes and storage units.

Bedroom 4

3.80m x 1.81m (max) (12' 6" x 5' 11") A rear aspect, high ceilinged room with picture rail, built in desk and storage units.

Bathroom

2.84m x 2.75m (max) (9' 4" x 9' 0") (main bathroom) A side aspect room with stained glass lead lighting, decorative coving, spotlighting and fitted with a three piece suite comprising bath with hand held shower attachment, concealed cistern WC and wash hand basin in a built in vanity unit with granite effect surfaces and bath surround. Vertical heated chrome towel rail, tiled walls and flooring with saloon style doors leading into the shower area, where there is a raised, walk in shower cubicle with mains power shower, decorative coving, tiled walls and flooring, vertical heated chrome towel rail and loft access hatch.

EXTERNALLY

Gardens and Parking

Accessed to the front via a wooden gate from Victoria Road, with pillared entrance and block paved pathways wrapping around the property. To the front there is a lawned garden surrounded by mature hedgerows, flower beds with mature perennials, shrubbery and rockery. Wrapping around to the right hand side of the property there is gated access out on to Kirkbank and a patio area and to the rear, there is a lawned garden bounded by high walls, mature raised flower beds, with colourful perennials and shrubbery, patio seating area and gated access leading back around to the front via the left hand side.

Garage

6.10m x 6.12m (20' 0" x 20' 1") A detached double garage, accessed via Kirkbank, but also by pedestrian access from the rear garden. A substantial space with power, lighting and water supply.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is E.

SALE DETAILS

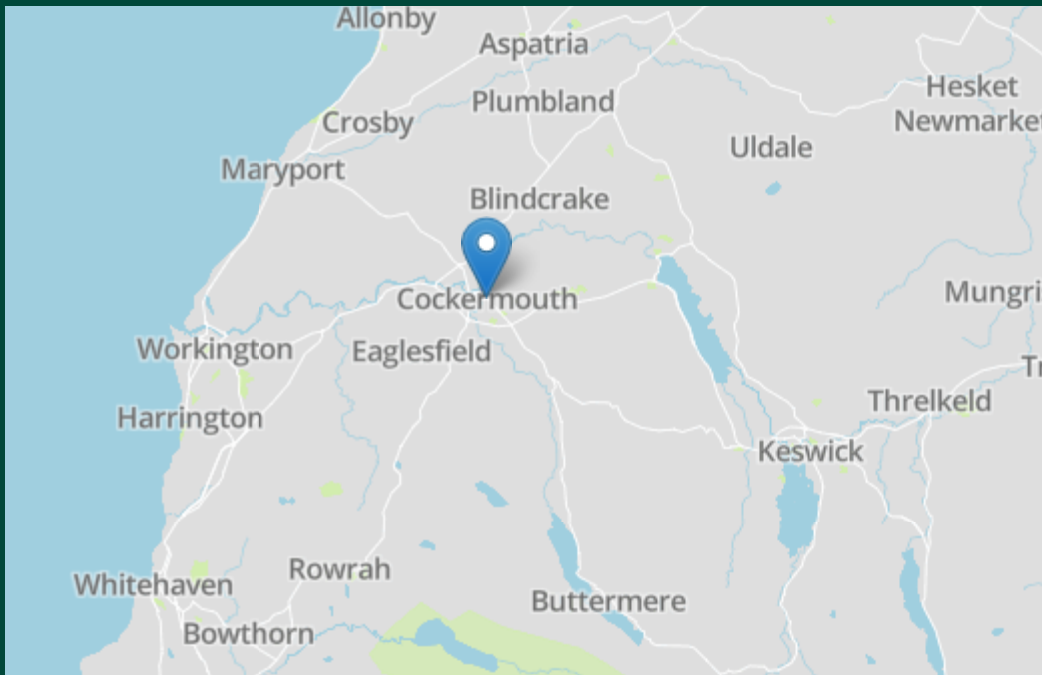
Mains electricity, gas, water & drainage. Gas fired central heating and single glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band F

Viewing: Through our Cocker mouth office, 01900 826205.

Directions: From our offices on Main Street in Cocker mouth, turn right along Station Street and then left at the traffic lights onto Lorton Street. Continue over the bridge, up the hill and the property can be found on the left hand side, on the corner of Kirkbank.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	