

PFK

The Grove, Papcastle, Cockermouth, Cumbria CA13 0JR

Price Guide: £650,000





LOCATION

Papcastle is a small, delightful village located on the periphery of the market town of Cockermouth. The property itself is in an enviable, elevated position in the centre of this sought after village and enjoys stunning views over the town towards the Lake District fells. Enjoying a rural village feeling, yet within only minutes from the town of Cockermouth with its local primary and secondary schools and excellent amenities including swimming pool, gymnasiums, two parks which both offer riverside walks, range of shops and thriving local restaurants and public houses. The delights of the Lake District National Park are also within easy reach.

PROPERTY DESCRIPTION

A remarkable, Grade II Listed, Georgian manor house, sat in a secluded position in the popular village of Papcastle with far reaching views over the River Derwent and Cockermouth, and beyond towards the high fells of the Lake District.

Boasting the period details and elegance, high ceilings, large windows which flood the rooms with natural light, and generous proportions that typify the Georgian period, this is truly one of the 'stand out' homes in the area.

Spacious, well maintained, accommodation comprises to the ground floor: lounge with cast iron fireplace, sitting room with open fire, formal dining room that can comfortably accommodate up to twelve, contemporary kitchen, downstairs cloakroom and large utility/bootroom area. There are five double bedrooms arranged over the top two floors, together with a 'dual-access' shower room and a family bathroom with cast iron bath tub.

Externally, there is informal parking to the front of the house and an easy to maintain, gated and walled courtyard garden with mature perennials and rockery to the front. To the rear is a substantial and delightful, walled garden with formal lawns, outside storage, summer house and well stocked with a wide variety of colourful perennials, shrubs and mature trees.

ACCOMMODATION

Entrance Porch

Attractive portico entrance porch accessed via part glazed, wooden entrance door with glazed side panels. Quarry tiled floor, light and part glazed, wooden inner door to:-

Hallway

Welcoming hallway with wall mounted lighting, wood panelling and feature staircase to first floor accommodation. Doors to two reception rooms and a corridor/inner hall off which provides access to rooms situated at the rear of the property - kitchen, dining room, utility/bootroom areas and cloaks/WC.

Sitting Room/Reception Room 1

4.83m x 4.51m (15' 10" x 14' 10") Front aspect, high ceilinged, reception room with original plaster coving, feature panelling, open fire in tiled hearth and surround and two window seats to enjoy the beautiful views toward the Lake District fells.

Lounge/Reception Room 2

5.09m x 4.63m (16' 8" x 15' 2") Delightful, high ceilinged, front aspect room enjoying stunning views over the Derwent vale and Cockermouth and beyond toward the Lake District fells. Decorative plaster coving, ceiling rose, pendant lighting, Victorian cast iron fireplace with tiled hearth and carved wooden surround, point for TV and built in storage cupboard.

Kitchen

5.50m x 4.06m (18' 1" x 13' 4") max. Accessed via the corridor off the hallway. This is an L-shaped, rear aspect kitchen fitted with a good range of wall and base units in a white finish with complementary mix of granite and granite effect counter tops, tiled splash backs and 1.5-bowl stainless steel sink with drainage board and mixer tap. Point/space for freestanding electric cooker, space/plumbing for under counter dishwasher and space for freestanding fridge freezer. Spotlighting, display cabinets and shelving and sliding door with glazed insert providing access to the dining room.

Dining Room/Reception Room 3

4.21m x 5.59m (13' 10" x 18' 4") max. Side aspect room with exposed beam, pendant lighting, built in storage and space for ten to twelve person dining furniture. Door giving access to the rear staircase and further door to the utility areas. This room can also be accessed via a door from the corridor in hallway.

Utility/Bootroom Areas

Utility Room 1 - 4.25m x 2.71m (13' 11" x 8' 11") Good sized, high ceilinged room with exposed beams. A wooden door with glazed inserts leads to a porchway - with quarry tiled floor and further wooden door which leads to the front of the property. Inner door to:- Bootroom/Utility Room 2 - 3.52m x 4.26m (11' 7" x 14' 0") Fitted with base units in a grey, Shaker style finish with black, granite effect, counter top and splashback and stainless steel sink/drainers unit with mixer tap. Space/ plumbing for under counter washer/dryer, wall mounted shelving and wooden external door giving access to the rear garden.

Cloaks/WC

Accessed via the corridor in the hallway. With wash hand basin, tiled splash back and built in storage. Door to:-

WC

FIRST FLOOR

Half Landing

Providing access to Bedroom 5.

Bedroom 5

4.44m x 5.55m (14' 7" x 18' 3") Dual aspect, generously proportioned, double bedroom with views over the garden. Gas fire set in brick surround on quarry tiled hearth, built in under stairs storage cupboard and door to rear corridor and staircase.

Main Landing

With fabulous, double height window and window seat - offering a lovely space to enjoy the stunning Lake District fell views. Providing access to three bedrooms, dual access shower room and stairs which continue up to the second floor.

Bedroom 1

4.86m x 4.52m (15' 11" x 14' 10") Delightful, light and airy, high ceiled, front aspect bedroom with stunning views over Cockermonth and toward the Lake District fells. Decorative coving, ceiling rose, pendant lighting, picture rail, feature cast iron fireplace with tiled surround, and built in wardrobe.

Bedroom 2

5.06m x 4.56m (16' 7" x 15' 0") Further, light and airy, high ceiled, double bedroom enjoying superb fell views. Decorative coving, ceiling rose, pendant lighting and twin built in wardrobes. This room also has the benefit of a wash hand basin with tiled splash back.

From this room there is a door, with three steps down to:-

Dual Access Shower Room

1.98m x 3.28m (6' 6" x 10' 9") Accessible from both Bedroom 2 and Bedroom 3. Side aspect room with three piece suite comprising corner quadrant shower cubicle (fitted with electric shower), WC and wash hand basin. Tiled splash backs and vertical, chrome, heated towel rail.

Bedroom 3

3.30m x 3.31m (10' 10" x 10' 10") max. Side aspect, double bedroom with vaulted ceiling and exposed beams. Built in wardrobe and access door to rear staircase.

SECOND FLOOR

Second Floor Landing

With wall mounted light.

Bedroom 4

3.30m x 5.34m (10' 10" x 17' 6") Rear aspect, double bedroom with ceiling rose and access to loft space (via hatch). Door to rear staircase.

Bathroom

3.34m x 2.21m (10' 11" x 7' 3") Partly tiled, dual aspect bathroom fitted with three piece suite comprising cast iron bath with electric shower over, WC and wash hand basin. Spotlighting and built in storage cupboard.

EXTERNALLY

Private Parking

There is private, off road parking available immediately to the front of the house.

Gardens

The property occupies a substantial plot and the gardens complement the house beautifully. To the front there is a gated, courtyard garden with boundary walling, hedging and established shrub and rockery borders. Access via the side of the house to the rear gardens. Immediately behind the utility/bootroom is a delightful, walled, courtyard garden, well stocked with a variety of mature shrubs and perennials and with a useful storage/coal outhouse. A wooden door set within the walling leads to a further, extensive, formal garden which is primarily laid to lawn with mature trees, fruit trees, shrubs and wide range of perennials. Two patio seating areas and a summerhouse further enhance the outdoor area offering fabulous spaces for outdoor dining and relaxation. The gardens truly are a feature of this property.

ADDITIONAL INFORMATION

Tenure

Freehold.

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.

SALE DETAILS

Mains electricity, gas, water & drainage; gas central heating; partial double glazing installed. 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 Cockermonth office, 01900 826205.

Directions: From PFK Cockermonth office head down Main Street, proceed across the first mini roundabout, then at the second, turn right heading over Gote Bridge. Continue along Gote Road then turn left into Papcastle Road. Continue into the centre of the village, follow the road round to the right hand side and the property can be found on the right.



