



OLD STABLE COTTAGE | MOSSER | COCKERMOUTH | CUMBRIA | CA13 0RB

PRICE £160,000





SUMMARY

Nestled into the foothills located within the beautiful western side of the Lake District with frequent visits from the local red squirrel population, this charming cottage really is an exceptional find! Well located for the lovely Gem town of Cockermouth and within easy access of Loweswater, Crummock Water and Ennerdale, the property forms part of a farm development and is accessed via a communal courtyard at the front. The accommodation includes a living room with opening into kitchen/dining room, a ground floor bathroom, two first floor double bedrooms, a rear low maintenance garden and there is a designated parking space in close proximity to the residence.

EPC band D

GROUND FLOOR ENTRANCE

A part glazed door in a shared covered porch with Wood Farm cottage leads into the living room.

LIVING ROOM

Living area with recess for electric fire, display niches, modern storage heater, stairs to first floor, door into bathroom. Open into kitchen

KITCHEN/DINING ROOM

Fitted with a range of base and wall units with work surfaces, single drainer sink unit with tiled splashback, electric cooker, space for fridge and washing machine, modern storage heater, door into rear garden.

GROUND FLOOR BATHROOM

Panel bath equipped with a shower, separate shower area with electric unit, tiled areas, extractor fan, electric towel rail, door to a separate WC with hand wash basin and low level WC.

FIRST FLOOR LANDING

Doors to rooms, Velux window to side, access to loft space.

BEDROOM 1

Offering generous space with a vaulted ceiling, double glazed window to side, exposed purlins, two Velux windows, modern storage heater, built in airing cupboard.

BEDROOM 2

Double glazed window to side, modern storage heater, exposed purlins.



EXTERNALLY

To the rear of the property is a garden area with open aspect including lawn and a side gate onto the adjacent lane. There is a designated parking space in close proximity to the residence.

ADDITIONAL INFORMATION

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

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: B

Tenure: Freehold

Services: Mains water and electric are connected, Septic tank drainage

Fixtures & Fittings: Carpets

Broadband type & speed: Poor Broadband speed through landline but also available through installed 4G Wi-Fi up to 25Mg.

Also, satellite Wi-Fi is available subject to installation. - Agent's note: We believe this area is set to benefit from fibre-optic internet upgrades in 2025, bringing the potential for faster speeds and improved reliability.

Known mobile reception issues: Internal EE & Vodafone may have limitations. Three & O2 ok. Externally all UK providers ok.

Planning permission passed in the immediate area: None known

The property is not listed

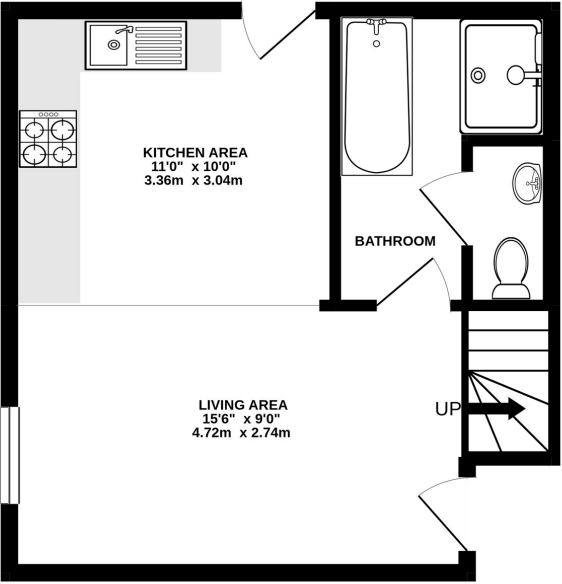
Local Occupancy clause applies (must live or work in Cumbria)

DIRECTIONS

From Cockermouth head south on the A5086 towards Egremont. At the Paddle School crossroads turn left and then take the next lane on the right after approximately half a mile. Follow this lane for approximately 1.3 miles and the property will be situated on the right hand side as the road begins to descend.



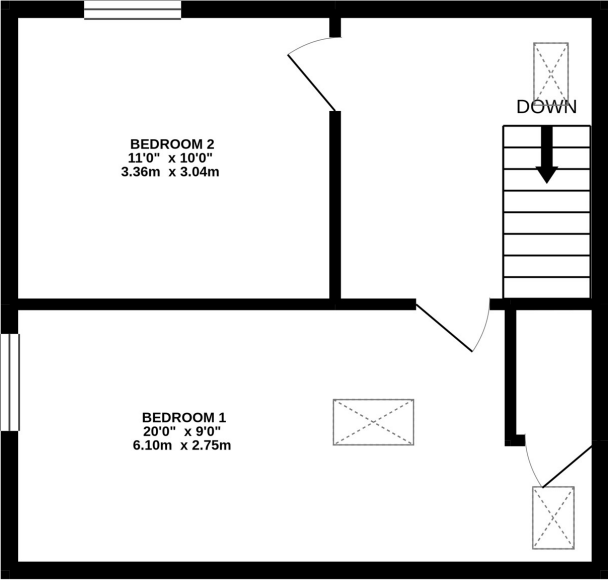
GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 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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1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	