

**THE BARN,
STRICKETTS COURT,
COCKERMOUTH**

Edwin
Thompson



[Zoopla.co.uk](https://www.zoopla.co.uk)

[onTheMarket.com](https://www.onthemarket.com)

[rightmove.co.uk](https://www.rightmove.co.uk)
The UK's number one property website

The Barn, Stricketts Court, COCKERMOUTH, Cumbria, CA12 9RL

Brief Résumé

Great location. This attractive three bedroom converted barn is situated in the heart of the popular town of Cockermouth. Exceptional craftsmanship and beautifully designed. A must see to fully appreciate the lovely space on offer.

Description

The Barn is located off Sullart Street, central to the town and all its shops, restaurants and bars. The property is tucked away in a courtyard area and has the benefit of parking to the front/rear of the house. This property would make a fabulous family home or lucrative investment property. Located on the edge of the Lake District National Park, Cockermouth is a very popular town and boasts a wide range of amenities including primary schools, a secondary school and swimming pool/leisure centre, to name a few. It is a short drive/cycle ride from Wainwright's North Western Fells as well as popular lakeland attractions including Keswick, the Buttermere valley, Whinlatter Forest Park and Bassenthwaite Lake. It is also just a short drive from the Cumbrian coast and is famous for its association with several historical people, notably, Poet, William Wordsworth and the Bounty mutineer Fletcher Christian.

The Barn was converted in 2003 and finished in 2005. Since then, it has been successfully let on the residential letting market. Upon entering the property you are struck by the character the current vendors have retained, having solid stone flooring, exposed beams and feature exposed stone walls. The entrance hall has a lovely feel of space and light, a fabulous welcome to the property. The ground floor consists of three double bedrooms, one with en-suite, a family bathroom with both walk in shower and bath, a further WC and utility room. The ground floor also offers a storage cupboard and a good size under stairs cupboard. From the entrance hall, a solid oak staircase takes you to the first floor where the mezzanine



landing has a vaulted ceiling, flooding this space with natural light not just from the Velux's in the roof but the glass panels arched over the front door below. The carpentry is exceptional with solid wood flooring and doors. The kitchen is a great size and has a full range of wall, base and drawer units. From the kitchen, a door takes you to a dining area, partly separated to the lounge by a feature wall housing a double-sided glass panel gas fire with metal surround, deep window sills form part of every window. Rounding the corner from the dining area, you enter into the lounge, a fabulous room, again with vaulted ceilings, exposed beams and exposed stone walls. Patio doors and Juliet balcony are situated to the end of the room. This room is very welcoming and a great space to entertain.

To the outside, The Barn has access to the shared courtyard in front and to the rear, to park, and with room for a bench for seating. The property is fully double glazed and has gas central heating.

Accommodation:

Entrance

Front door with stone arch above housing glass panels. Enters in to:

Entrance Hall

Large open, light and airy space with high ceilings and stone flag flooring. Access to all rooms. Cupboard for shoes and coats. Understairs cupboard for storage with light, power and small radiator. Stairs to first floor.

Master Bedroom

Good size double bedroom with window facing to the rear. Radiator, recess lighting. Door to:

En-Suite

Walk-in shower with bubble glass panes to front. WC. Wash hand basin.



Ladder style radiator. Fully tiled to floor and walls. Recess lighting. Shaver socket.

Bedroom Two

Double/twin bedroom. Window facing the rear. Radiator. Recess lighting. Walk-in cupboard with hanging space.

Bedroom Three

Good size double bedroom. Window facing to the rear. Radiator. Recess lighting. Walk-in cupboard with hanging space.

Bathroom

Walk-in shower. Bath. WC. Wash hand basin housed in wood stand with storage below. Ladder style radiator. Tiled to floor. Fully tiled to walls. Window facing the front. Recess lighting. Shaver socket.

WC

WC. Wash hand basin. Window facing the front with slate sills. Feature slate wall. Slate flooring. Ladder style radiator. Recess lighting.

Utility Room

Window facing the front. Solid wood work surface housing Belfast sink and taps. Slate floor. Space for washing machine and tumble dryer. Wall mounted Worcester combination boiler. Storage. Recess lighting.

Staircase to First Floor

Landing

Mezzanine landing over entrance hall. Access to all rooms. Solid wood flooring. Vaulted ceiling. Velux window. Radiator.

Study/Bedroom Four

Exposed stone feature wall. Window facing the front. Radiator. Velux window. Exposed beams. Storage cupboard above.



Kitchen

Full range of wall, drawer and base units with contrasting work surface. One and half bowl sink and drainer. Integrated electric oven and gas hob with electric extractor above. Integrated dishwasher, fridge and freezer. Window facing the rear with deep tiled sill and exposed stone. Velux window. Exposed beams to roof. Tiled floor. Radiator. Part glazed door to:

Dining Area

Two windows with deep wood sills, facing to the rear. Vaulted ceiling. Velux to roof. Double sided gas fire with metal surround and glass front. Two radiators. Blend into:

Lounge

Fabulous room with patio doors to Juliet balcony. Vaulted ceiling with Velux windows, exposed beams and feature stone walls. Double-sided gas fire with metal surround and glass front with sandstone shelf and storage below. Two upright radiators. Door to landing.

Outside

Shared courtyard. Space for parking. Space for bench seating.

Services

All mains services are connected. Gas fired combination boiler for hot water and heating, is wall mounted in the utility room.

Tenure

Leasehold. 999 years, no Ground rent or Service charge

What3words

///regulate.panel.alpha



Mobile phone and Broadband services

CA13 9RL Mobile Signal

		Voice	3G	4G	5G
Three	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
Vodafone	Indoor	✓	✗	✓	✓
	Outdoor	✓	✗	✓	✗
O2	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
EE	Indoor	✓	✗	✓	✓
	Outdoor	✓	✓	✓	✓

✓ Good Coverage ⚠ You may experience problems ✗ No coverage
5G ✗ Not yet available in this area

*Information provided by the signalchecker.co.uk website

Agent's Note

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Council Tax

Edwin Thompson is advised by our client that the council tax band is C. The rate for 2024/2025 is £2070.58



CA13 9RL Broadband

FTTH/FTTP	✗
Ultrafast Broadband (>=100 Mbps)	✗
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✓
ADSL2+	✓
ADSL	✓

↓ Download: 94.8 Mbps

↑ Upload: 65.2 Mbps

*Information provided by the thinkbroadband.com website.
Based on using BT BROADBAND ONLY

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3193796



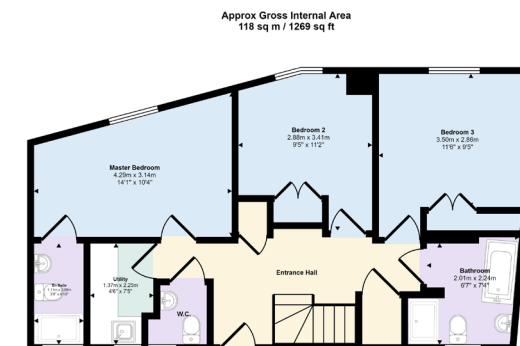
28 St John's Street,
Keswick,
Cumbria
CA12 5AF

T: 017687 72988
F: 017687 71949
E: keswick@edwin-thompson.co.uk
W: edwinthompson.co.uk

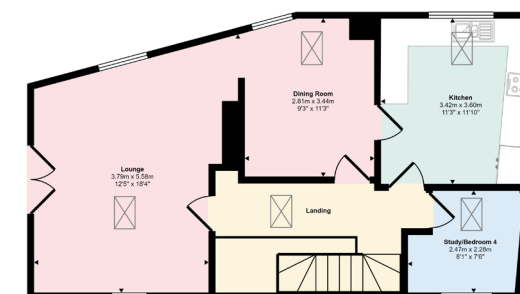
Edwin
Thompson



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55	78
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx 58 sq m / 629 sq ft



First Floor
Approx 59 sq m / 640 sq ft

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

Regulated by RICS



IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
- All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
- No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
- No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
- These particulars were prepared in September 2024