
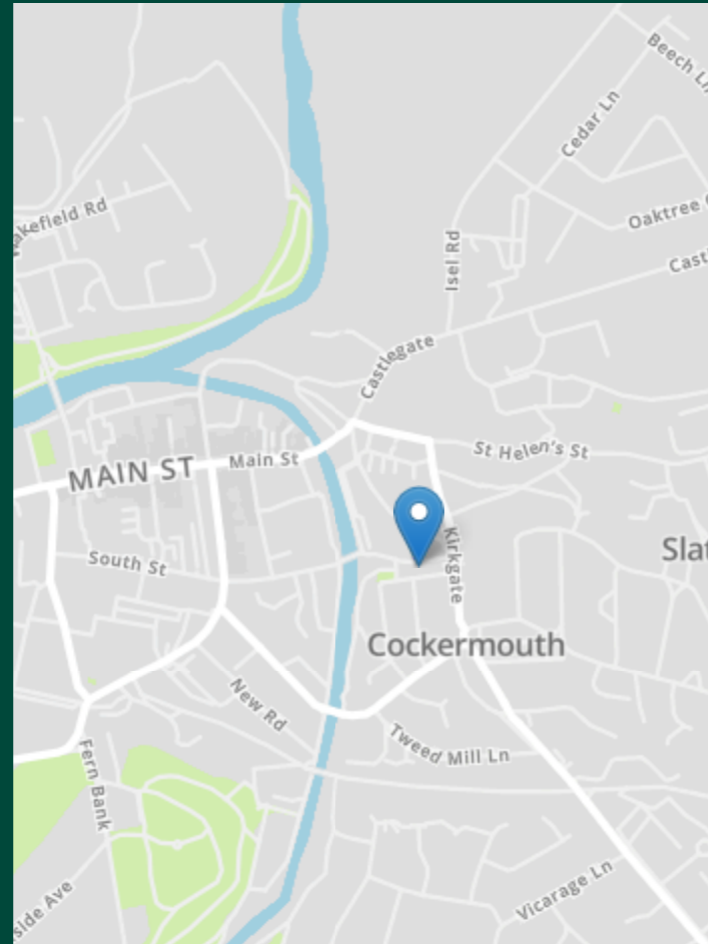


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	93
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	
England, Scotland & Wales	
EU Directive 2002/91/EC 	




29 Cocker Lane, Cockermouth, Cumbria, CA13 9NR

- Character cottage
- Perfect bolthole or holiday let
- Tenure - freehold
- Two bedrooms
- Comprehensively renovated
- EPC rating - D
- Immaculately presented
- No onward chain
- Council tax - assessed for business use

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LOCATION

Situated on the edge of the historic Kirkgate part of Cockermouth, approximately five minutes walk to the town centre with its variety of local shops including bars, cafes, restaurants and a variety of independent stores, and local, highly rated primary and secondary schools.

PROPERTY DESCRIPTION

29 Cocker Lane is a charming, characterful cottage situated on the edge of the historic Kirkgate part of Cockermouth, a Conservation Area and within just a short walk to Cockermouth town centre. Having recently undergone a tasteful, comprehensive renovation it now offers itself as an immaculately presented, cosy, two bedroom home.

The accommodation comprises lounge with exposed brick fireplace and gas fired stove, hand built custom kitchen with appliances and dining space for two, a light and airy double bedroom, single bedroom with built in storage and three piece bathroom with shower over bath.

Currently operating as a successful holiday let, but with the ability to be an easy to use bolthole in a fantastic location, the property is being sold with no onward chain and is sure to be popular, so book an early viewing to avoid missing out.

ACCOMMODATION

Lounge

3.42m x 3.15m (11' 3" x 10' 4") Accessed via wooden entrance door. Front aspect reception room with wall mounted lighting, exposed brick fireplace housing gas stove in recessed hearth, points for TV/telephone/broadband, built in storage cupboard and Karndean flooring. Open plan access to:-

Kitchen

2.02m x 2.25m (6' 8" x 7' 5") max. Custom built kitchen fitted with a range of wall and base units in a Shaker style finish with complementary granite effect counter tops and stainless steel sink with drainage board and mixer tap. Four-burner, counter top mounted, ceramic hob with stainless steel splash back and extractor over, separate electric oven/grill, space for slimline dishwasher and space for freestanding fridge freezer. Cupboard housing the gas combi boiler, space for two person dining table and wooden external door providing access to the passageway at the side of the property.

FIRST FLOOR

Landing

With access to loft space (via hatch).

Bedroom 1

3.28m x 3.98m (10' 9" x 13' 1") Light and airy, front aspect, double bedroom with spotlighting.

Bedroom 2

2.60m x 3.16m (8' 6" x 10' 4") max. Rear aspect, single bedroom with built in storage.

Bathroom

1.43m x 1.90m (4' 8" x 6' 3") Rear aspect bathroom fitted with three piece suite comprising bath with shower over (mains plumbed), WC and wash hand basin. Spotlighting and tiled splash backs.

EXTERNALLY

Parking

On street parking is available via a residents permit.

ADDITIONAL INFORMATION

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; Emma Harrison Financial Services – 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

Services: Mains electricity, gas, water & drainage; gas central heating; 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.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From PFK Cockermouth office, proceed to the far end of the Main Street, turn right into Market Place, second right into Kirkgate and then take the first right on to Cocker Lane where the property can be found on the left hand side.

