



THE BYRE MOSSER | COCKERMOUTH | CA13 0RB

PRICE £285,000







## SUMMARY

This attractive barn conversion forms part of a small rural cluster of homes located within the beautiful western side of the Lake District. Nestled into the foothills with frequent visits from the red squirrel population, well located for the lovely Gem town of Cockermouth and with easy access to Loweswater, Crummock Water and Ennerdale, this really is an exceptional find and will make an excellent home. The property was previously used as a holiday cottage but is currently under application to become a domestic dwelling (for more info contact selling agent). The accommodation includes an entrance hall, a living room, kitchen/dining room, a useful ground floor shower room, three first floor bedrooms and a first floor bathroom. Two designated parking spaces are located close by. A super opportunity to purchase a home in a peaceful, unspoilt part of the Lake District.

EPC band F

## GROUND FLOOR ENTRANCE HALL

A part glazed wooden door leads into hall with built in cupboard, doors to rooms, step up to door into kitchen, stairs to first floor with under stairs recess, tiled flooring, radiator.

## LIVING ROOM

Two windows to front and one to rear, display niche, double radiator, ornamental exposed beam, wood effect flooring.

## KITCHEN/DINING ROOM

An L-shaped room fitted in a range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, electric hob with oven and extractor fan, space for fridge freezer, washing machine and slimline dishwasher, window to front, floor mounted oil fired boiler, space for table and chairs, radiator, tiled flooring.

## GROUND FLOOR SHOWER ROOM

Shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Extractor fan, radiator, tiled walls and flooring.

## FIRST FLOOR LANDING

Doors to rooms, step up to door to bedroom 1, door to generous airing cupboard with pressurised cylinder, radiator, skylight window to rear, access to loft space.

## BEDROOM 1

A double bedroom with conservation skylight window to front, radiator, wooden floorboards.

## BEDROOM 2

A double bedroom with conservation skylight to rear, radiator.

## BEDROOM 3

A twin bedroom with conservation skylight window to front, mini feature window to front, radiator.

## BATHROOM

Panel bath with thermostatic shower unit, pedestal hand wash basin, low level WC. Double radiator, tiled walls, wooden floorboards, extractor fan, mini feature window to front.

## EXTERNALLY

The property offers the advantage of two parking spaces close by.

## 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: Currently Business Rates

Tenure: Freehold

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

Fixtures & Fittings: Carpets, electric hob oven and extractor

Broadband type & speeds available: Standard 1Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates EE has no service indoors and other providers have limited service. All networks have signal outdoors

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

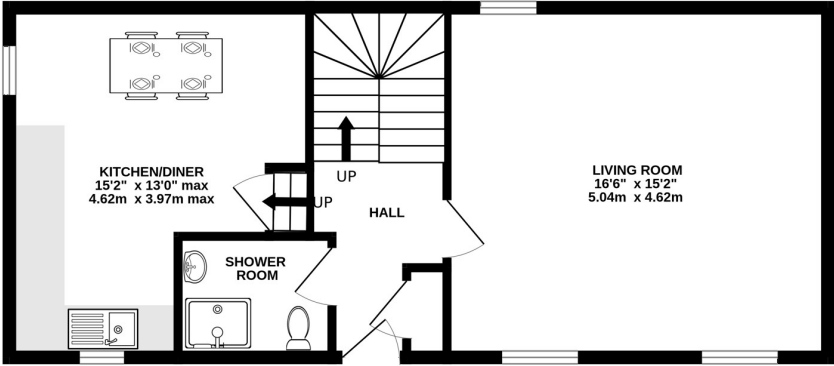
From Cockermouth head south on the A5086 towards Egremont. At the Paddle School crossroads turn left and then take the next lane on the right after approximately half a mile. Follow this lane for approximately 1.3 miles and the property will be situated on the right hand side as the road begins to descend



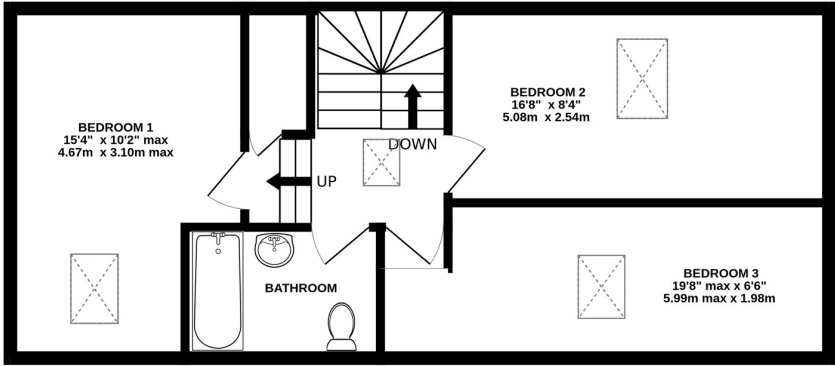




GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.2 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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