

PFK

41 Mountain View, Cockermouth, Cumbria CA13 0DG

Guide Price: £300,000





LOCATION

Situated in one of Cockermouth's most sought after areas, within an easy walk to the town centre, in catchment for Fairfield Primary School and with easy access to the A66 for commuting.

PROPERTY DESCRIPTION

41 Mountain View is a stunning example of a traditional Cockermouth townhouse. It exudes charm and character, with its beautifully appointed interiors and period details. The house is located in a Conservation Area, adding to its appeal, and is conveniently situated just a short stroll away from the town centre.

Step inside and you will be greeted by the grandeur of high ceilings, a hallmark of the Victorian era. The rooms are flooded with natural light, creating a bright and airy atmosphere throughout. The lounge is a delightful space, featuring a bay window adorned with elegant shutters and a cosy log burning stove. There is also a second reception room, which can be used as a dining room, with a further log burning stove, adding warmth and further character to the space. The kitchen has been thoughtfully extended and modernised, providing a contemporary touch to the property, and it offers ample space for cooking and entertaining, with a convenient utility area. A cloakroom/WC adds convenience and completes the ground floor. To the first floor, there are two generous double bedrooms, connected via an impressive landing with skylight. The principal bedroom is particularly impressive, enjoying lovely views over the adjacent playing field. A beautiful four piece family bathroom, complete with a corner bath tub, completes the first floor. In addition to the main living areas, there is also an attic room that offers further potential. With suitable conversion subject to permissions, it could be transformed into a fully functional third bedroom, providing further living space.

Externally, there is on street parking and a courtyard garden area to the front with a further low maintenance courtyard garden lying to the rear. Gated access to Hill Street ensures secure offroad parking for one car, a valuable asset so close to the town centre.

With its unique features, convenient location, and potential for further development, 41 Mountain View is a superb property in a popular area of Cockermouth. From the beautiful interior to the practical offroad parking, this townhouse offers a comfortable and stylish living space for those looking to enjoy the best of both worlds - historic character and modern convenience. Don't miss the opportunity to make this lovely home your own.

ACCOMMODATION

Entrance Porch

Accessed via traditional wooden front door with glazed panel over. With coir matting and part glazed door into the hallway.

Hallway

3.8m x 0.9m (12' 6" x 2' 11") With original features including cornicing and door frames, stairs to the first floor, cast iron radiator, wood effect flooring and doors giving access to the reception rooms.

Living Room

4.4m x 3.6m (14' 5" x 11' 10") A characterful reception room with original cornicing and ceiling rose, recessed wood burning stove on a slate hearth with alcove shelving and cupboards to either side, radiator and large front aspect bay window with sliding sash windows and original shutters.

Snug/Reception Room 2

3.6m x 3.7m (11' 10" x 12' 2") A spacious, rear aspect reception room with recessed log burning stove, ample space for a six person dining table, cast iron radiator and wood effect flooring.

Open access from this room leads to the understairs cupboard (2.6m x 0.9m (8' 6" x 2' 11") which has been converted by the current owners and is now used for office space and storage.

Kitchen & Utility Area

6.0m x 2.59m (19' 8" x 8' 6") (overall measurements) The kitchen is fitted with a range of modern matching wall and base units in a white finish with complementary work surfacing, incorporating 1.5 bowl inset sink unit with mixer tap and tiled splashbacks. Integrated appliances include counter top mounted electric hob with extractor over, eye level double oven, dishwasher and fridge freezer. Tile effect flooring, inset ceiling spotlights, side aspect window and part glazed door.

A step down leads into the utility area with plumbing for washing machine, wall mounted central heating boiler, storage space and contemporary radiator. Inset ceiling spotlights, tile effect flooring, side aspect window and UPVC glazed door out to the rear with a further door giving access to the cloakroom/WC.

Cloakroom/WC

0.8m x 1.5m (2' 7" x 4' 11") With wash hand basin and WC, exposed stonework, tile effect flooring and obscured side aspect window.

FIRST FLOOR LANDING

A split level landing with original bannisters, skylight providing natural light and stairs leading off to either side and giving access to the first floor rooms.

Bedroom 1

3.4m x 2.6m (11' 2" x 8' 6") A side aspect double bedroom with radiator and original feature fireplace.

Bathroom

3.7m x 2.1m (12' 2" x 6' 11") Fitted with a four piece suite comprising corner bath with central mixer tap and tiled splashbacks, tiled shower cubicle, WC and wash hand basin with tiled splashbacks and mirror fronted vanity unit over. Vertical heated towel rail, wood effect flooring and partial obscured rear aspect window.

Principal Bedroom

3.6m x 4.4m (11' 10" x 14' 5") A large bright double bedroom with twin front aspect sliding sash windows with original shutters, and enjoying views over the playing field. A range of fitted bedroom furniture to one wall, radiator and built in storage cupboards.

Please note we understand the current vendors are replacing the windows in this room with like-for-like double glazed alternatives.

SECOND FLOOR ATTIC ROOM

5.1m x 4.6m (16' 9" x 15' 1") Accessed by a steep staircase from the main landing, this spacious area has under eaves storage areas and twin Velux windows.

Council Tax: Band C

Viewing: Through our Cockermouth office, 01900 826205.

EXTERNALLY

Directions: The property can be easily located on Mountain View and identified by a PFK for sale board, or by using what3words location [///remove.coil.prepared](#)

Gardens and Parking

To the front, the property benefits from a small, enclosed courtyard garden laid to slate chippings, with a path leading to the front door. To the rear, the low maintenance courtyard garden has an area of artificial grass with shrub borders and also benefits from an outhouse for further storage. A gate from the rear of the garden leads to the offroad parking space which can be accessed from Hill Street.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is D.

Referral & Other Payments

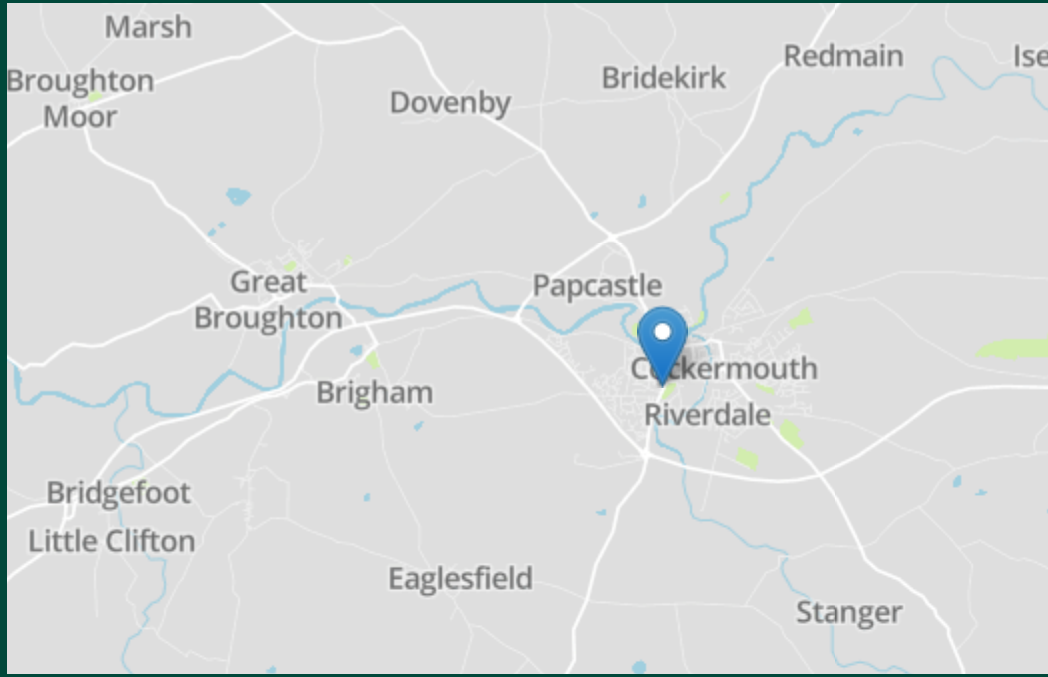
PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive 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 gas, electricity, water and drainage. Gas central heating and partial double glazing installed with the current vendors in the process of replacing the windows in the principal bedroom with like-for-like double glazed alternatives. Telephone line and broadband connections installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Please note all the internal doors within the property are original wooden doors.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

Approximate total area⁽¹⁾
1216.55 ft²
113.02 m²

Reduced headroom
106.28 ft²
9.87 m²

Floor 1

Floor 0

Floor 2

(1) Excluding balconies and terraces

⋮ Reduced headroom (Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to the floor plan for illustrative purposes only.

GIRAFFE360