

39a Station Street
Cockermouth
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CA13 9QW

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19 ROW BROW, MARYPORT, DEARHAM CA15 7JR

£625 PCM

A recently renovated end terrace traditional house in the village of Dearham which is offered on a part-furnished basis January 2026.. The surprisingly spacious accommodation includes a living room with multi fuel stove, and open plan dining room which leads into a generous modern kitchen with separate breakfast bar, a ground floor shower room and two first floor bedrooms.

The landlord has requested; No benefits payments, No Pets and No Smokers. A Tenancy deposit of £625.00 applies.

Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown.

EPC Band: D

Entrance

PVC front door leads into living room.

Living Room

Double glazed window to front, double radiator, meter cupboards, multi fuel stove with tiled hearth, wood effect flooring, opening into dining room.

Dining Room

Double glazed window to side, double radiator, exposed stonework around door opening, stairs to first floor, breakfast bar and space for dining table, wood effect flooring, open into kitchen.

Kitchen

Newly fitted in a range of white base and wall mounted units with work surfaces, single drainer sink unit, splashback, electric hob with eye level oven and extractor fan, space for washing machine and fridge, double radiator, wood effect flooring, wall mounted boiler. Rear lobby area with space for storage, double glazed door to rear and door into shower room.

Shower Room

Double glazed window to side, shower cubicle with thermostatic unit, hand wash basin and hidden cistern WC in fitted unit, tile effect flooring, extractor fan, chrome towel rail.

Landing

Doors to bedrooms.

Bedroom 1

Double glazed window to front, double radiator, two built in cupboards.

Bedroom 2

Double glazed window to side, double radiator, exposed beam.

Directions

From Cockermouth take the A594 towards Maryport. Pass through Dovenby and at the Toll Bar Cottage bear right following this back road into Dearham. At The Mill pub turn sharp right uphill onto Row Brow and the property will be situated at the top on the right hand side.

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

Branch Address:

39a Station Street,

Cockermouth

CA13 9QW

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Additional Information

Council Tax Band: A

Services: Mains water, sewage, gas and electricity are connected and the tenant will be responsible for charges relating to these services.

Broadband type & speed: Standard 3Mbps / Superfast 80Mbps / Ultrafast 10000Mbps

Mobile reception: Data retrieved from Ofcom as of January 26' indicates EE O2 and Vodafone have signal indoors but limited signal outdoors. 3 has limited signal both outdoors and indoors.

The tenancy will be an assured shorthold tenancy for an initial term of six months unless otherwise agreed. The tenancy will be managed by the landlord directly.

All applications will be subject to a referencing and immigration Right to Rent check. For more details please refer to our application guidance notes available from any of our branches or by visiting our website.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.