
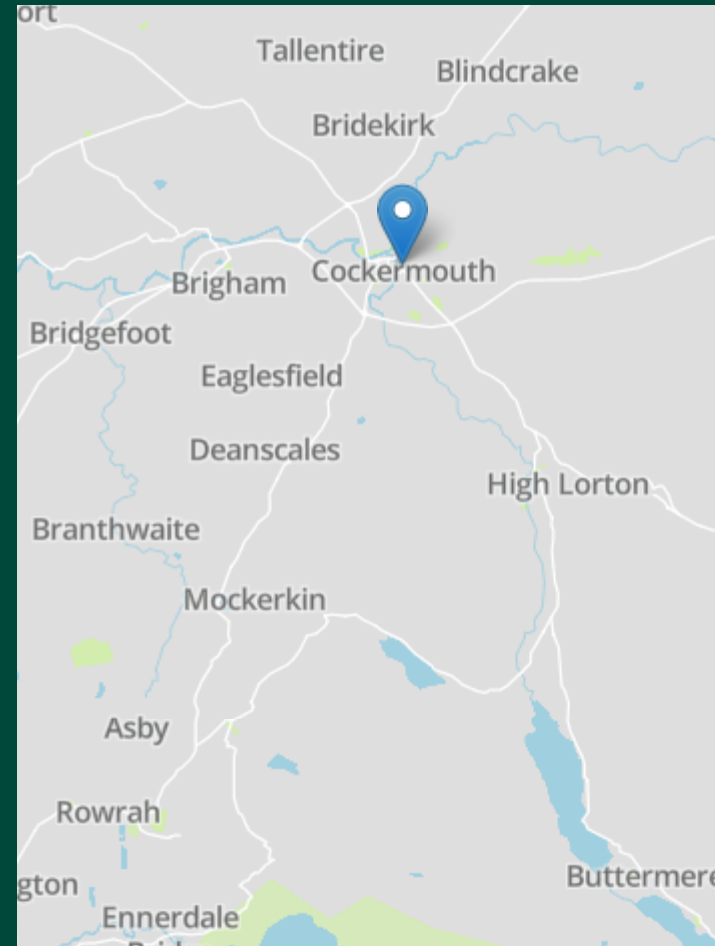


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	




17 Cocker Lane, Cockermouth, Cumbria, CA13 9NR

- 2 bed character cottage
- Perfect bolthole or holiday let
- Tenure: freehold
- Fully renovated
- Popular historic part of town
- Council Tax: Band A
- Immaculately presented
- No onward chain
- EPC rating D

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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, a variety of independent stores and local highly rated primary and secondary schools.

PROPERTY DESCRIPTION

17 Cocker Lane is a fully renovated and beautifully appointed two bed character cottage situated in a quiet no-through road in the popular and historic Kirkgate area, just off Cockermouth town centre. No expense has been spared and great attention to detail has been given during the renovation, sympathetically enhancing the period charm whilst adding a contemporary kitchen and bathroom, in keeping with the style of the property.

The accommodation comprises lounge with multi fuel stove and inglenook fire place, exposed wooden floors and wood panelling, dining kitchen, two double bedrooms, and a three piece shower room.

Externally there is on street parking to the front, and to the rear a sun trap courtyard.

A perfect opportunity for first time buyers, as a bolthole or a holiday let, and sold with no onward chain - an early viewing is a must to avoid missing out.

ACCOMMODATION

Lounge

4.22m x 4.80m (max) (13' 10" x 15' 9") Accessed by wooden external front door with glazed pane over. A high ceilinged, front aspect reception room with sliding sash window, exposed beams, spotlighting and wood effect engineered flooring. An exposed wooden staircase leads to the first floor with ornate metal balustrades and built in understairs cupboard, inglenook fireplace with multifuel stove, TV, telephone and broadband points, and door leading to the dining kitchen.

Dining Kitchen

3.41m x 3.03m (11' 2" x 9' 11") A rear aspect room fitted with a range of wall and base units in a light cream, contemporary country finish, with complementary wooden butcher block work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated combination electric oven/grill with four burner, countertop mounted gas hob and stainless steel extractor over, plumbing for undercounter washing machine and tumble dryer, space for freestanding fridge freezer. Space for a four person dining table, vertical anthracite radiator and door giving access to the rear hallway.

Rear Hallway

With built in storage cupboard housing the gas fired combi boiler, and composite rear door with glazed insert giving access to the rear courtyard.

FIRST FLOOR LANDING

High ceilinged with exposed beam and loft access hatch, exposed floorboards and doors leading to the first floor rooms.

Bedroom 1

3.54m x 4.22m (11' 7" x 13' 10") A front aspect, light and airy double bedroom with high ceiling, exposed beam, built in storage cupboard and wall mounted shelving.

Bedroom 2

3.37m x 3.31m (11' 1" x 10' 10") A rear aspect double bedroom with exposed beams and wall mounted lighting.

Shower Room

1.61m x 2.29m (5' 3" x 7' 6") A side aspect room with high, vaulted ceiling, Velux skylight, exposed beams and spotlighting. Fitted with a three piece suite comprising corner quadrant shower cubicle with mains shower and additional hand held shower attachment, WC and wash hand basin in built in vanity unit. Part tiled walls and tiled flooring, wall mounted shelving, wood panelling and heated towel rail.

EXTERNALLY

Gardens and Parking

To the front of the property, there is on street parking for one car, immediately to the front of the house and to the rear, a small, walled courtyard garden with external water tap, area for seating and gated access over two adjacent yards to Mackereth Row for refuse bins and pedestrian access.

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; 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

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line 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.

Viewing: Through our Cockermouth office, 01900 826205.

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

