



Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	42
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



SUMMARY

AVAILABLE NOW and UNFURNISHED is this cute and cosy two bedroomed end terraced cottage, located in the rural village of Ullock. Located on the edge of the National Park, between Cockermouth, Workington and Egremont.

The accommodation comprises of an open plan lounge, kitchen and diner which opens to a sweet patio garden overlooking a stream. Upstairs are two bedrooms and a shower room. The property also benefits from a shilled parking area.

EPC Band E

GROUND FLOOR

LIVING KITCHEN

21' 6" x 11' 9" (6.55m x 3.58m) Accessed via a uPVC double glazed door. Open plan initially leading to the kitchen which is fitted with a range of wooden painted wall and base units housing a single drainer sink unit with mixer tap, 4 burner ceramic hob with extractor over and single electric fan oven below. Integrated slimline dishwasher. Free standing fridge freezer. Wooden worktops. Tiled splashbacks. Laminate flooring. Two uPVC double glazed windows and uPVC double glazed doors leading to the patio garden. Understairs storage cupboard. Exposed beams. Stairs to first floor.

FIRST FLOOR

BEDROOM ONE

11' 7" x 11' 3" (3.53m x 3.43m) Radiator. Over stairs built in storage. uPVC double glazed window

BEDROOM TWO

9' 5" x 7' 6" (2.87m x 2.29m) L shaped room with radiator and uPVC double glazed window.

SHOWER ROOM

5' 5" x 3' 7" (1.65m x 1.09m) Fitted with a three piece suite comprising of shower with bi-fold doors and electric shower, hand wash basin and WC. Chrome towel rail. uPVC double glazed window with frosted glass. Extractor fan and wood effect flooring.

EXTERNAL GARDEN SPACE

To the rear of the property is a gravelled access lane which offers off road parking. There is a quaint paved patio area overlooking the stream.

ADDITIONAL INFORMATION

Council Tax Band: A

The Ofcom website states (at 11/07/25) that EE, Three, O2 and Vodafone are all available for both voice and data indoors at this address, and in addition that enhanced data is available via all four providers outdoors. Currently the property is served by standard broadband (3Mbps) and superfast (80Mbps).

Mains water and electricity are connected and the tenant will be responsible for charges relating to these services.

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.

DIRECTIONS

From Cockermouth take the A5086 towards Lamplugh, turn right to Ullock opposite the Mockerkinn turning. Proceed into the village and where the road turns sharply to the left, the property is on the left hand side within a small courtyard of cottages.

