

REDUCED

Price Guide: £220,000



**PFK**

## Chapel Cottage, Eaglesfield, Cockermouth, Cumbria CA13 0SF

- Character property
- Three double bedrooms
- Desirable location
- No onward buying chain
- 5 minute drive to Cockermouth
- Driveway parking
- Tenure - freehold
- Council tax - Band C
- EPC rating - D

Cockermouth  
68, Main Street, Cockermouth, CA13 9LU

01900 826205  
cockermouth@pfk.co.uk

## ABOUT THE PROPERTY

Situated in the charming village of Eaglesfield, this beautifully converted chapel delightfully surprises with its characterful, spacious interior, featuring three bedrooms, two bathrooms and two reception rooms.

The ground floor accommodation includes an entrance porch, large reception room, versatile dining/second reception room and kitchen with oak cabinetry. Upstairs, there are three double bedrooms, the principal room having en-suite facilities, plus an additional family bathroom.

Externally, the property offers a generous driveway, which could be split if preferred to then provide one parking space and a small courtyard garden.

This lovely home provides exceptional value, particularly given its location in such a highly desirable area near Cockermouth, and it is now available for sale with no onward chain.

## LOCATION

Chapel Cottage is situated in the centre of the popular, rural village of Eaglesfield, just five minutes drive from the A66 and Cockermouth, and within Paddle Primary and Cockermouth Senior school catchment areas. The property itself enjoys beautiful surrounding rural, village views and the delights of the Lake District National Park are easily accessible.



## ROOM DESCRIPTIONS

### ACCOMMODATION

#### Entrance Porch

1.5m x 1.0m (4' 11" x 3' 3") Accessed via part glazed, uPVC entrance door. Front aspect window and inner door to:-

#### Dining Room/Second Reception Room

4.5m x 3.8m (14' 9" x 12' 6") Front aspect reception room - ideal for use as a dining room having open access through to the kitchen. Understairs storage cupboard, radiator, stairs to first floor accommodation and door giving access to the side of the property.

#### Kitchen

4.4m x 2.8m (14' 5" x 9' 2") A bright kitchen with feature stained glass window to rear aspect and further window to the side elevation. Fitted with oak cabinetry including base, wall and display units with contrasting work surfacing, tiled splash backs and sink/drainage unit with mixer tap. Built in, four-burner gas cooker with extractor over, space for under counter dishwasher and washing machine, cupboard housing the boiler, radiator and tiled floor.

#### Lounge/Main Reception Room

4.4m x 6.6m (14' 5" x 21' 8") Generously proportioned, characterful, reception room which runs the entire length of the house. Two windows to front aspect with feature beamed lintel above, further window to rear elevation with stained glass inserts, two radiators, gas fire set in slate hearth and surround and feature, recessed, sandstone archway with sandstone shelf flanking one side of the fireplace. This room offers ample space for both living and dining furniture if desired.

### FIRST FLOOR

#### Landing

3.8m x 1.0m (12' 6" x 3' 3") Providing access to three double bedrooms and the family bathroom. Access to boarded, loft space.

#### Principal Bedroom

3.5m x 3.7m (11' 6" x 12' 2") Front aspect, principal bedroom with large storage cupboard and access to:-

#### En Suite Shower Room

1.5m x 2.7m (4' 11" x 8' 10") Fully fitted with shower wall boarding. Velux window, walk-in shower, WC, wash hand basin and useful fitted handrails.

#### Family Bathroom

3.0m x 1.7m (9' 10" x 5' 7") Beautiful, fully tiled, bathroom with feature, arched, stained glass window. Fitted with three piece suite comprising wood panelled bath with handheld shower attachment, WC and pedestal wash hand basin with mirror above. Radiator and tile effect flooring.

#### Bedroom 2

3.4m x 2.8m (11' 2" x 9' 2") Rear aspect, double bedroom with feature arched window, radiator and built in storage cupboards.

#### Bedroom 3

4.5m x 3.7m (14' 9" x 12' 2") Generous, front aspect, double bedroom with radiator.

### EXTERNALLY

#### Private Driveway/Courtyard Garden

The property benefits from a private driveway to the side of the property with storage area to the rear. If desired, this area could easily be split to provide one parking space and small courtyard garden.

### ADDITIONAL INFORMATION

#### Tenure

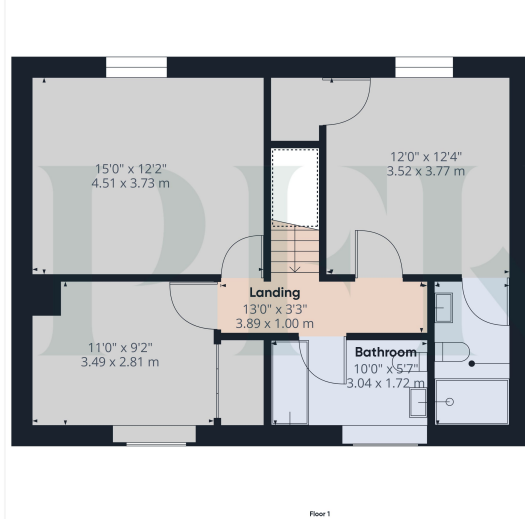
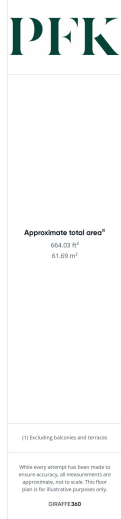
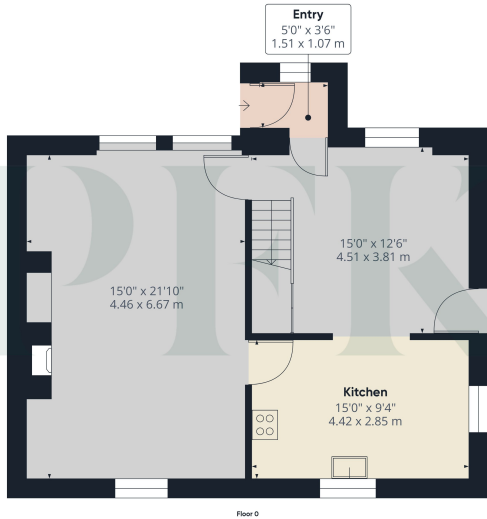
Freehold.

#### Referral & Other Payments

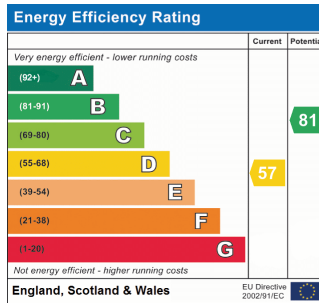
PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive 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.



# FLOORPLAN



# EPC



# SALE DETAILS

## Services

Mains electricity, gas, water and drainage. Gas central heating. Double glazing installed throughout. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

## Viewing

Through our Cockermouth office, 01900 826205.

## Directions

Chapel Cottage can be located using the postcode CA13 0SF and identified by a PFK 'For Sale' board. Alternatively by using What3Words ///heads.broad.teardrop



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