



17 KIRKGATE | COCKERMOUTH | CUMBRIA | CA13 9PJ

PRICE £185,000





SUMMARY

We have fallen in love with this charming Grade II Listed character cottage in the heart of the ever popular Gem Town of Cockermouth, which is handily located next to the 'famous' Bitter End Alehouse so is handy for any number of drinking holes, eateries, coffee shops and boutiques! Benefitting from a generous courtyard garden to the rear the property includes a stylish kitchen with breakfast area, a lovely characterful living room with multi fuel stove and 'castle' spiral staircase, a large main bedroom with triple window, a second bedroom and a first floor shower room. As you can see it is in great condition throughout and will make a fabulous town home, second home or even holiday let. Be quick, this will be popular...

EPC band D

GROUND FLOOR ENTRANCE

A numbered gate on the roadside leads into a covered passage with door at the end, on the side of the building into kitchen

KITCHEN/BREAKFAST ROOM

A part glazed PVC door leads into kitchen with double glazed window to rear. Fitted in a range of base and wall mounted units with wooden work surfaces, butler sink unit, gas hob with oven and extractor, space for washing machine and fridge freezer, fitted microwave, space for table and chairs, double radiator, exposed ceiling beam, wood style flooring, door to living room

LIVING ROOM

Two secondary double glazed sash windows to front, feature fireplace with raised hearth and multi fuel stove, double radiator, ceiling beams, under stairs cupboard, wood style flooring, a stunning 'castle turret' style staircase winds up to first floor level.

FIRST FLOOR LANDING

Ledge & braced doors lead to rooms, exposed ceiling beams, built in cupboard housing combi boiler, radiator

BEDROOM 1

A generous double bedroom with three secondary double glazed sash windows to front, exposed beams, cast iron style fireplace, double radiator, built in cupboard, wood style flooring

BEDROOM 2

Secondary double glazed window to rear, radiator, access to loft space

SHOWER ROOM

Secondary double glazed window to rear, shower enclosure with twin head thermostatic shower unit, pedestal hand wash basin, low level WC. Chrome towel rail, bamboo style flooring

EXTERNALLY

The passageway at the front leads past the entry door to an open garden area. The garden for this property follows the building line to back boundary and this is laid with decking and artificial grass. Useful store (former WC). The property benefits from pedestrian access to use a rear gate in neighbours rear wall which grants access to a town centre carpark. Useful for anyone who wishes to purchase an annual parking permit and keep a vehicle there.

ADDITIONAL INFORMATION

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

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Leasehold - Ancient lease 999yrs

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor, microwave

The property is Grade II listed

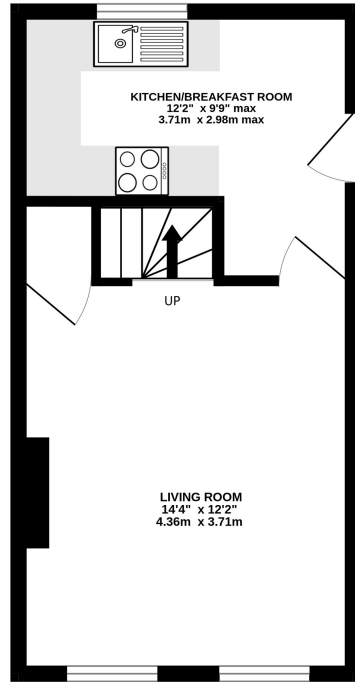
DIRECTIONS

From the town centre follow Main Street over the river bridge and turn right into Market Place. Take a small right hand turn into Kirkgate, Pass the Kirkgate Arts Centre and the Bitter End alehouse and the property will be immediately situated on the left hand side.

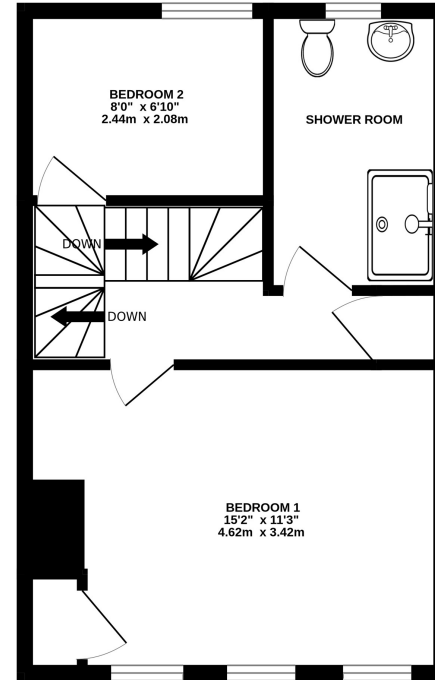




GROUND FLOOR
290 sq.ft. (26.9 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 648 sq.ft. (60.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			