

# PFK

18 Portland Square, Workington, Cumbria CA14 4BW

Guide Price: £254,000







## LOCATION

Workington is a town and port on the west coast of Cumbria at the north of the river Derwent. Once a major industrial port, the town now enjoys a range of facilities including sports and leisure centres, local and national shops, schools, hospital, and excellent transport links.

## PROPERTY DESCRIPTION

Overlooking the pretty cobbled streets of Portland Square, this former sea captains house dates back to the Georgian era and has undergone a stunning renovation. Meticulously planned and carried out by the current owners to breathe new life into the property, whilst sympathetically enhancing the wonderful character features.

18 Portland Square is a deceptively spacious four bedroomed Grade II listed townhouse, rich in high quality finishes and period details, styled to perfection and enhanced by the bold heritage colour schemes. The accommodation comprises formal lounge with open fireplace, dining kitchen with parquet and original stone flooring, utility room, cellar room, currently used as a home office, with an original fresh water well that has been turned into a beautiful feature, storage/workshop, three spacious double bedrooms, a single bedroom, bathroom with luxurious free standing roll top bath and a separate shower room.

Externally there is offroad parking for two cars to the front of the property and an enclosed courtyard garden to the rear.

Only an internal inspection will do justice to this beautiful home, and the first ones through the door are bound to fall in love.

## ACCOMMODATION

### Entrance Hallway

Accessed via part glazed front door. High ceilinged with decorative coving, part wood panelled walls, ornate Versailles cast iron radiator and exposed floorboards.

### Lounge

4.41m x 3.96m (14' 6" x 13' 0") A front aspect reception room with twin sliding sash windows and working wooden shutters, decorative coving and ceiling rose. Cast iron fireplace with ornate surround, two ornate cast iron radiators, exposed floorboards, TV, telephone and broadband points.

### Rear Hallway

With decorative tiled flooring, part glazed door giving access to a partial spiral staircase leading to the cellar rooms, stairs to the first floor and door to the dining kitchen.

### Dining Kitchen

5.29m x 3.53m (max) (17' 4" x 11' 7") A rear aspect room with single glazed sliding sash window and working wooden shutters, feature cast iron fireplace with ornate surround and green slate hearth, spotlighting and pendant lighting. The kitchen is fitted with a range of base units in a dark high gloss finish, with complementary solid wood work surfacing, incorporating 1.5 bowl ceramic sink and drainer unit with mixer tap. Space for freestanding gas and electric range with tiled splashbacks, original stone flooring with oak parquet flooring to the dining area and door giving access to the utility room.

### Utility Room

2.39m x 1.38m (7' 10" x 4' 6") With stained glass window and part glazed door leading to the rear garden. Fitted with solid wood work surfacing with tiled splashbacks, plumbing for under counter washing machine and dishwasher, spotlighting, cast iron radiator and granite flooring.

### Cellar Room 1

3.38m x 2.61m (11' 1" x 8' 7") With dressed stone walls, lighting and detailed wall carvings, feature well with toughened glass cover, storage cupboard, cast iron radiator, exposed sandstone slabbed flooring and door leading to a further storage room/workshop.

### Cellar Room 2/Workshop

2.69m x 2.31m (8' 10" x 7' 7") With butcher block style work surfacing and upstands, wall mounted shelving, power and lighting.

## FIRST FLOOR

### Landing

With ceiling rose, wood panelled walls, ornate cast iron radiator, staircase leading up to the second floor and doors giving access to the first floor rooms.

### Bedroom 3

3.96m x 2.83m (13' 0" x 9' 3") A front aspect double bedroom with sliding sash window and ornate casing, high ceilings, ceiling rose and picture rail. Exposed cast iron fireplace, exposed floorboards, cast iron radiator and built in storage cupboard.

### Bedroom 2

3.95m x 3.55m (13' 0" x 11' 8") Currently utilised as a sitting room. A high ceilinged, front aspect room with twin sliding sash windows and ornate casings, decorative coving and ceiling rose, feature fireplace with ornate surround, original wood panelled Georgian wall, two ornate cast iron radiators and exposed floorboards.

### Shower Room

2.39m x 1.89m (7' 10" x 6' 2") Fitted with a three piece suite comprising walk in shower cubicle and raindrop shower with marble tiles, WC and wash hand basin, decorative coving, wood panelled walls, cast iron Pricesss radiator and parquet flooring.

## Bathroom

3.35m x 3.29m (11' 0" x 10' 10") A rear aspect room with sliding sash window and working wooden shutters. Fitted with a three piece suite comprising WC, wash hand basin with tiled splashback and freestanding claw foot, rolltop slipper bath with hand held shower attachment. Decorative coving and ceiling rose, wood panelled walls and exposed wooden floorboards, feature cast iron fireplace, cast iron radiator and ornate towel rail.

## SECOND FLOOR

### Landing

4.81m x 2.71m (15' 9" x 8' 11") Accessed by a partially exposed wooden staircase from the first floor. With vaulted ceiling, exposed beams and partially exposed floorboards, creating an ideal home office area, with large cast iron radiator and doors giving access to the rooms on the second floor.

### Bedroom 1 - Principal Bedroom

5.48m x 2.93m (18' 0" x 9' 7") A generous double bedroom covering the full width of the house. With vaulted ceiling, exposed beams and skylight, large cast iron radiator, built in under eaves storage area and large walk in cupboard (3.35m x 1.47m (11' 0" x 4' 10")).

### Bedroom 4

2.94m x 2.03m (9' 8" x 6' 8") A rear aspect single bedroom with skylight, partially vaulted ceiling and exposed beams.

## EXTERNALLY

### Garden and Parking

To the front of the property, there is parking for two cars immediately to the front of the house, which forms part of the propertys ownership. To the rear there is a courtyard garden with mature shrubbery and perennials, small flower bed, external water tap and gated access out on to Cavendish Street.

## ADDITIONAL INFORMATION

### Tenure & EPC

The tenure is freehold.  
The EPC rating is E.

### 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 :  
Naphthens 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

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

Council Tax: Band A

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From Cockermouth take the A66 west towards Workington, passing Stainburn Secondary School. On Ramsey Brow take the third left hand turn into Cavendish Street, the property can be found half way along the street on the left overlooking the cobbled square.

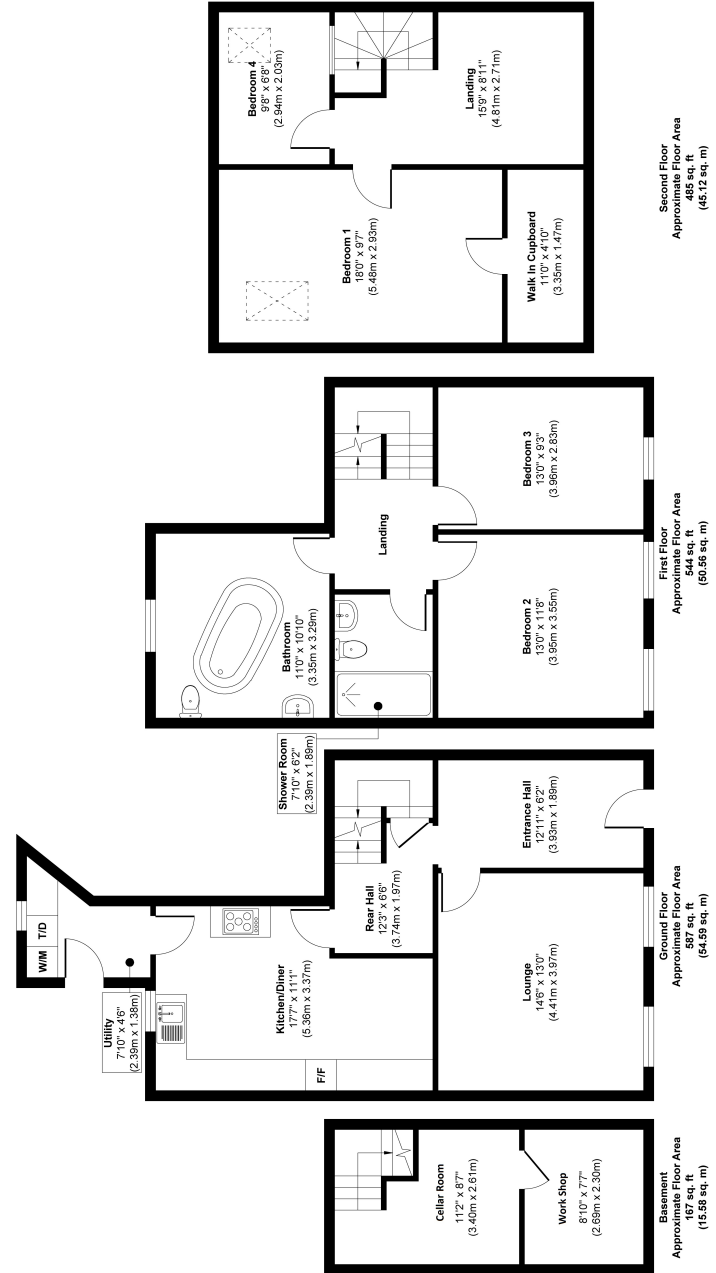






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	43	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## 18 Portland Square



Approx. Gross Internal Floor Area 1783 sq. ft / 165.85 sq. m  
 Illustration for identification purposes only, measurements are approximate, not to scale.