

# PFK

14 Harrot Hill, Cockermouth, Cumbria CA13 0BL

Offers Over: £400,000







LOCATION

Situated within the ever popular Moor area of Cockermouth, only a short ten minute walk to the town centre with all of its major shops and services, including highly rated local primary and secondary schools, doctors, dental surgeries and leisure centre. Close to the town's Harris Park offering riverside walks, and with easy access to the A66 for the west coast employment centres and western Lake District.

PROPERTY DESCRIPTION

14 Harrot Hill is a superb four bedroom two bathroom family home, boasting flexible living spaces, a high standard of finishes and an excellent position in one of Cockermouth's most sought after areas.

The accommodation comprises large lounge with French doors to the garden, flexible second reception room which can provide a play room, spacious home office or formal dining room, contemporary living/dining kitchen, utility room and cloakroom/WC to the ground floor. To the first floor there is an ensuite principal bedroom, three further double bedrooms and a four piece family bathroom.

Externally, there is offroad parking for two cars, an integral garage, easy to maintain front garden, and a private, lawned rear garden with patio. Family homes of this calibre are in great demand so book an early inspection to avoid missing out.

ACCOMMODATION

Entrance Porch

Accessed via part glazed composite front door with glazed side panels. With wooden door with glazed inserts and side panels leading into hallway.

Hallway

Stairs to first floor with built in understairs storage cupboard, telephone and broadband points and doors leading to all ground floor rooms.

Reception Room 1

4.05m x 4.23m (13' 3" x 13' 11") A light and airy, dual aspect reception room with built in shelved storage cupboard, TV point and space for a three piece suite.

Reception Room 2

6.27m x 4.06m (20' 7" x 13' 4") A generous dual aspect reception room with UPVC French doors giving access to the rear garden. Decorative coving, loft hatch, gas fired stove in recessed hearth with wood mantel over, TV and Sky points.

Dining Kitchen

8.14m x 4.25m (max) (26' 8" x 13' 11") A dual aspect, L shaped room with the dining area to the front, capable of accommodating a six to eight person dining table, wall mounted shelving and Karndean flooring.

The kitchen area is fitted with a range of wall and base units in a light grey shaker style finish, with complementary grey wood effect work surfacing and splashbacks, incorporating 1.5 bowl composite sink and drainer unit with mixer tap. Integrated appliances including combination electric oven and grill with four burner countertop mounted induction hob, glass splashback and stainless steel extractor over, dishwasher, fridge and freezer. Breakfast bar dining for two, wine rack, TV point, spotlighting, Karndean flooring and door to utility room.

Utility Room

2.75m x 2.86m (9' 0" x 9' 5") A dual aspect room with part glazed UPVC door leading to the rear garden. Fitted with a range of wall and base units in a cream shaker style finish with complementary grey granite effect work surfacing incorporating stainless steel sink and drainer unit with tiled splashbacks. Plumbing for under counter washing machine, wall mounted gas combi boiler, Karndean flooring and door leading to the integral garage.

Cloakroom/WC

Fitted with wash hand basin and WC, Karndean flooring and obscured rear aspect window.

FIRST FLOOR LANDING

With loft hatch and doors leading to all first floor rooms.

Bedroom 1

4.12m x 3.47m (13' 6" x 11' 5") Front aspect, light and airy double bedroom with built in wardrobe.

## Ensuite Shower Room

Fitted with three piece suite comprising shower cubicle with mains shower, wash hand basin on high gloss vanity unit and WC, vertical heated chrome towel rail and spotlighting.

## Bedroom 2

3.30m x 3.48m (10' 10" x 11' 5") Front aspect double bedroom with wall mounted shelving.

## Bedroom 3

2.52m x 3.18m (8' 3" x 10' 5") Rear aspect double bedroom.

## Bedroom 4

2.75m (to wardrobe fronts) x 2.38m (9' 0" x 7' 10") A large, rear aspect single bedroom with fitted wardrobes. This room could be a double bedroom with removal of the wardrobes.

## Family Bathroom

1.63m x 2.71m (5' 4" x 8' 11") Fitted with a four piece suite comprising walk in shower cubicle with mains shower and additional hand held shower attachment, wash hand basin on built in storage unit, WC and bath with hand held shower attachment. Tiled walls and flooring, vertical heated chrome towel rail, spotlighting and obscured rear aspect window.

## EXTERNALLY

## Gardens and Parking

To the front of the property, there is offroad parking for two cars on the driveway leading to the garage and an easily maintained decorative chipped garden with shrub border and flower bed planter wrapping around the left side of the property. Gated access to the right side leads to the enclosed rear garden which is laid to lawn with patio seating areas, high fences and mature shrubbery.

## Garage

Integral single garage with up and over door.

## ADDITIONAL INFORMATION

## Tenure & EPC

The tenure is leasehold.  
The EPC rating is TBC.

## Leasehold Details

The property is leasehold with the lease being granted in 1818 for a period of 900 years. We understand no further service charges are payable.

## 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; Emma Harrison Financial Services – 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 and drainage. Gas central heating and double glazing installed throughout. 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.

Council Tax: Band E

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From our office on Main Street, head in a westerly direction and take the left hand turning at the mini-roundabout. Follow the road to the traffic lights and bear right, then continue around the sharp left hand bend and take the second right turning into Brigham Road. Take the third turning on the left and the property can be found in the first cul-de-sac on the right hand side.





