



CHAPEL COTTAGE | EAGLESFIELD | COCKERMOUTH | CA13 0SF

PRICE £245,000





## SUMMARY

Sitting in a lovely central position within this sought after village near Cockermouth and the Western Lake District, this converted chapel is certain to make a perfect home for anyone who prefers to spend their time outdoors or needs a 'lock up and leave' home. The surprisingly generous accommodation includes an entrance porch, a large dining room which opens into a modern kitchen, a large living room with doors into both kitchen & dining room, three decent bedrooms, one with a handy wet room style en-suite, plus a decent family bathroom. There is a lengthy drive to the side, which has previously been divided and used as a courtyard garden with one off road parking space. A generous home for the money, especially in such a popular location.

EPC band D

## GROUND FLOOR ENTRANCE PORCH

A part glazed PVC door leads into porch with double glazed window to front, tiled flooring, door into dining room

## DINING ROOM

Door to living room, double glazed window to front, stairs to first floor, under stairs storage cupboard, part glazed door to side onto drive, arch to kitchen

## LIVING ROOM

A generous room with two double glazed windows to front and beam over windows, two double radiators, gas fire in chimney breast with surround and hearth, dado rail, raised TV/DVD plinth, second door accessed from kitchen

## KITCHEN

Double glazed window to side and window to rear, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, gas hob with oven and extractor, space for slimline dishwasher, washing machine, fridge and tumble dryer, tiled flooring, combi boiler in cupboard unit, double radiator, door into living room

## FIRST FLOOR LANDING

Doors to rooms, access to loft space

## BEDROOM 1

Double glazed window to front, ceiling beam, radiator

## BEDROOM 2

Double glazed window to front, built in cupboard over stairs, radiator, door to en-suite



## EN-SUITE WET ROOM

Wet room shower area with floor drain, electric shower unit, pedestal hand wash basin, low level WC. Radiator, extractor fan, Velux window to rear,

## BEDROOM 3

Arch window to rear, radiator, built in double wardrobe

## BATHROOM

Panel bath with shower attachment, pedestal hand wash basin, low level WC. Extractor fan, coloured glass arch window to rear, radiator, tiled walls

## EXTERNALLY

To the front steps lead to front porch and at the side is a generous driveway laid with tarmac. This is large enough for one car to park and a seating area behind this. Maintenance access path across rear of property.

## 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: 01946 590412/01900 828600/01900 606006

[whitehaven@lillingtons-estates.co.uk](mailto:whitehaven@lillingtons-estates.co.uk)

[cockermouth@lillingtons-estates.co.uk](mailto:cockermouth@lillingtons-estates.co.uk)

Council Tax Band: C

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speed: Standard 4Mbps / Superfast 80 Mbps

Known mobile reception issues: Inside Three & Vodafone potential issues, externally all providers ok

Planning permission passed in the immediate area: None known

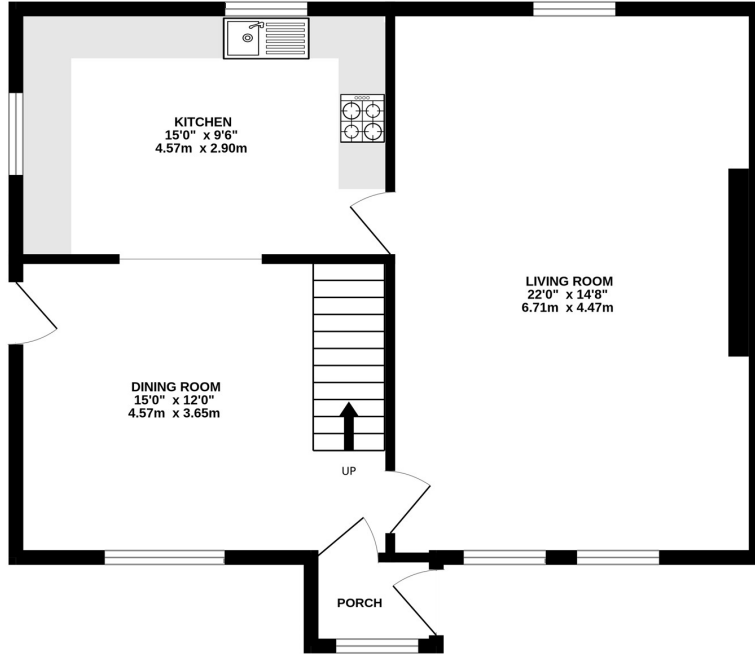
The property is not listed

## DIRECTIONS

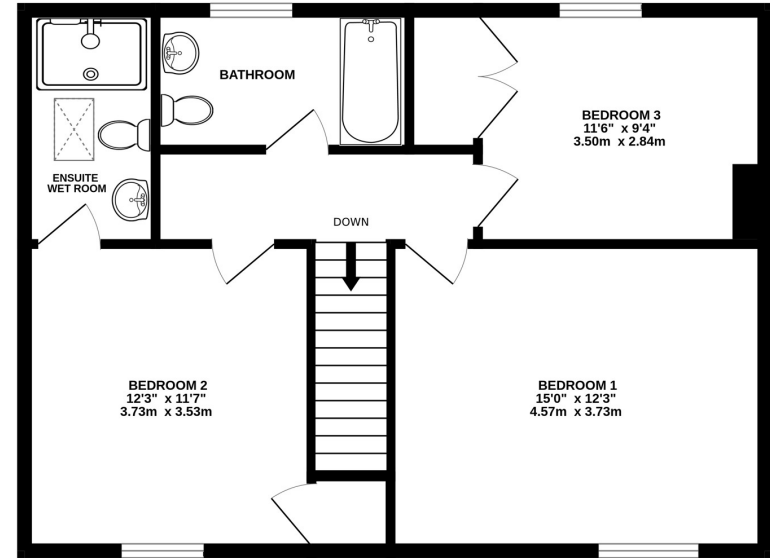
From Cockermouth take the A5086 south towards Egremont and at the Paddle School crossroads turn right to Eaglesfield. Enter the village and pass Barkers Meadow & the village hall on the right, taking the 2nd turn on the right towards the green where the property will be situated on the right hand side.



GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR  
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.2 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.

[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

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

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>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		57	81
England, Scotland & Wales			