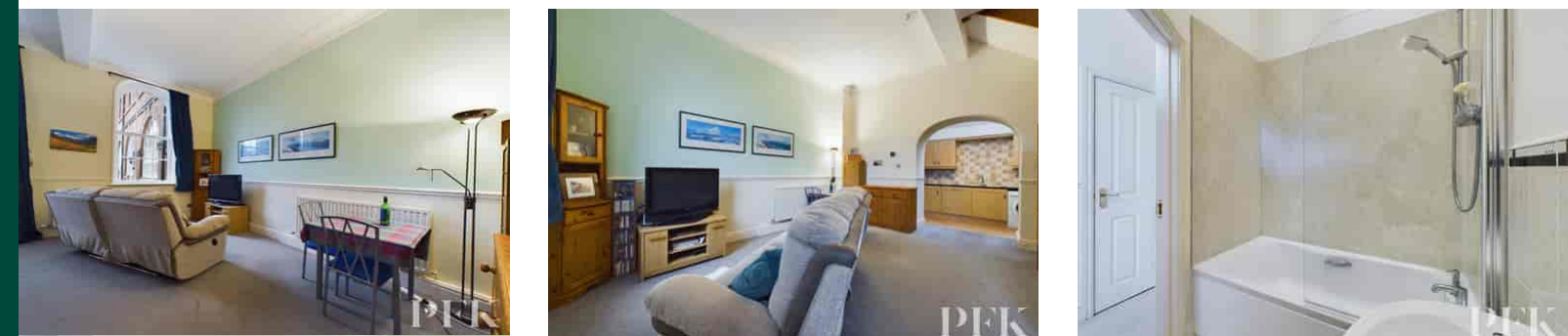
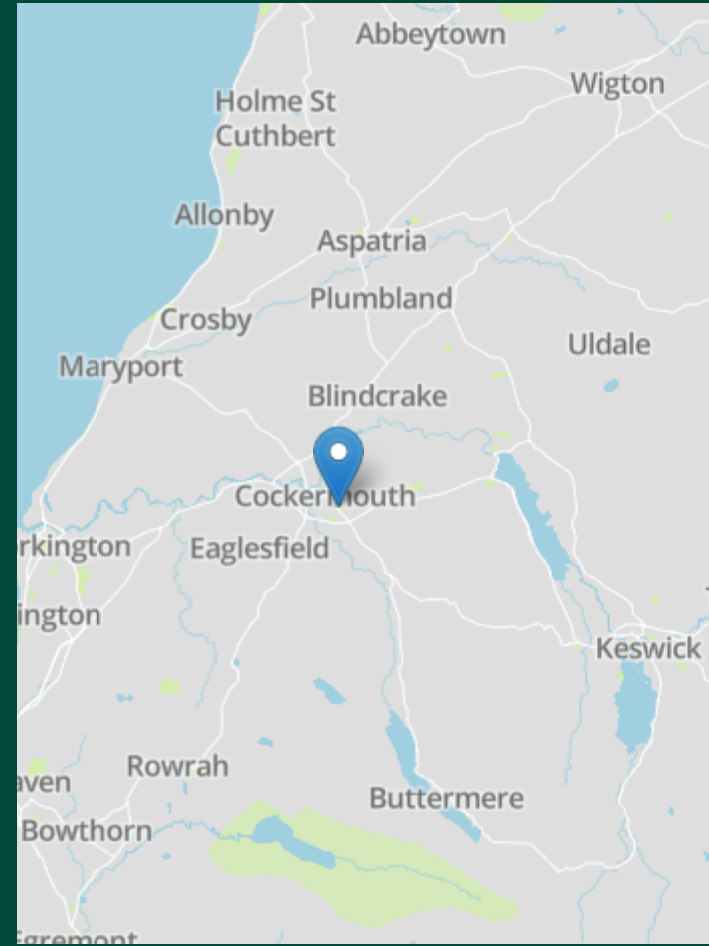


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		69
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 19 Strawberry How, Cockermouth, Cumbria, CA13 9XZ

- 1 Bedroom townhouse
- Very easy to maintain
- Tenure - leasehold
- Private complex
- Spacious ground floor accommodation
- Council tax - Band C
- Close to amenities
- Private parking
- EPC rating - E

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' & Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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## LOCATION

Enjoying a quiet location in a unique development derived from the old Grammar School on the edge of the extremely popular market town of Cockermouth, with easy access to the Lorton Valley and the A66.

## PROPERTY DESCRIPTION

Nestled within the walls of a converted red brick Grammar School, is this delightful one-bedroom townhouse which exudes charm and elegance. With its soaring ceilings and an abundance of natural light, this home effortlessly combines character features with modern convenience. Its prime location offers easy access to both the bustling Cockermouth town centre and the breathtaking Lake District National Park, making it an ideal pied-a-terre for those seeking a private residence or a lucrative holiday let.

The interior of this townhouse has been thoughtfully designed, featuring a contemporary open plan living/dining room that flows into a well-appointed kitchen. Upstairs, you will find a generously proportioned bedroom and a three-piece bathroom. The property also boasts a designated parking space, along with further unmarked spaces which residents and visitors can use, in the beautifully landscaped courtyard at the front of the building. As a resident, you will also have the privilege of enjoying the expansive grounds - which include a picturesque woodland walk.

What sets this property apart is the fact that it is being sold with no onward chain, allowing for a seamless transition into your new home or an immediate start to renting it out. The opportunities presented by 19 Strawberry How are truly exceptional, making it a highly desirable investment.

Don't miss out on the chance to own this remarkable townhouse.

## ACCOMMODATION

### Open Plan Living/Dining Room

5.2m x 4.7m (17' 1" x 15' 5") Accessed via wooden, front entrance door. A light and airy, open plan living space with high ceiling, large feature window, under stairs storage cupboard and stairs to first floor accommodation. Ample space for dining furniture and open plan archway providing access into:-

### Kitchen

1.69m x 3.88m (5' 7" x 12' 9") A bright kitchen with two Velux windows providing an abundance of natural light. Fitted with a good range of matching wooden wall and base units with contrasting work surfacing, tiled splash backs and 1.5-bowl stainless steel sink/drainage unit with mixer tap. Built in oven and hob with extractor fan over, integrated dishwasher and fridge freezer and space/plumbing for washing machine.

## FIRST FLOOR

### Landing

2.1m x 1.3m (6' 11" x 4' 3") With large window and superb, built in storage cupboard.

### Bathroom

2.2m x 1.6m (7' 3" x 5' 3") Partly tiled bathroom fitted with three piece suite comprising bath with shower over and glass shower screen, WC and pedestal wash hand basin. Spotlighting, heated towel rail and tiled floor.

### Bedroom

3.0m x 4.0m (9' 10" x 13' 1") A bright, generously proportioned bedroom with two windows overlooking the front courtyard area. Two, large built in storage cupboards - one with mirrored front.

## EXTERNALLY

### Parking

The property benefits from one designated parking space. There are also a large number of secure, unmarked spaces that residents are able to use and further visitor parking area.

### Communal External Areas

Residents benefit from the privilege of enjoying the expansive grounds - which include patio seating areas and a picturesque woodland walk.

## ADDITIONAL INFORMATION

### Tenure & Charges

The property is leasehold with a 999 year lease which commenced on 1st March 2004.

The lease is held by all homeowners at Strawberry How and a management company is in place. A ground rent of £10 per annum is payable plus management charges of £550 per annum which includes maintenance of all grounds, communal areas and buildings insurance. Each property owner holds one share in the management company and therefore has decision making control over future fees.

### 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.

## SALE DETAILS

Services: Mains electricity, water and drainage. Electric central heating with the benefit of a smart 'Hive' thermostat allowing easy operation for both heating and water when away from home (option to add further smart devices). Single glazing throughout. Telephone line installed subject to BT regulations. 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.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: Turn left at the traffic lights on Station Street, on to Lorton Road and continue round the corner on Lorton Road. After the churchyard gates, fork left on to Strawberry How where the development is located on the right hand side.

