
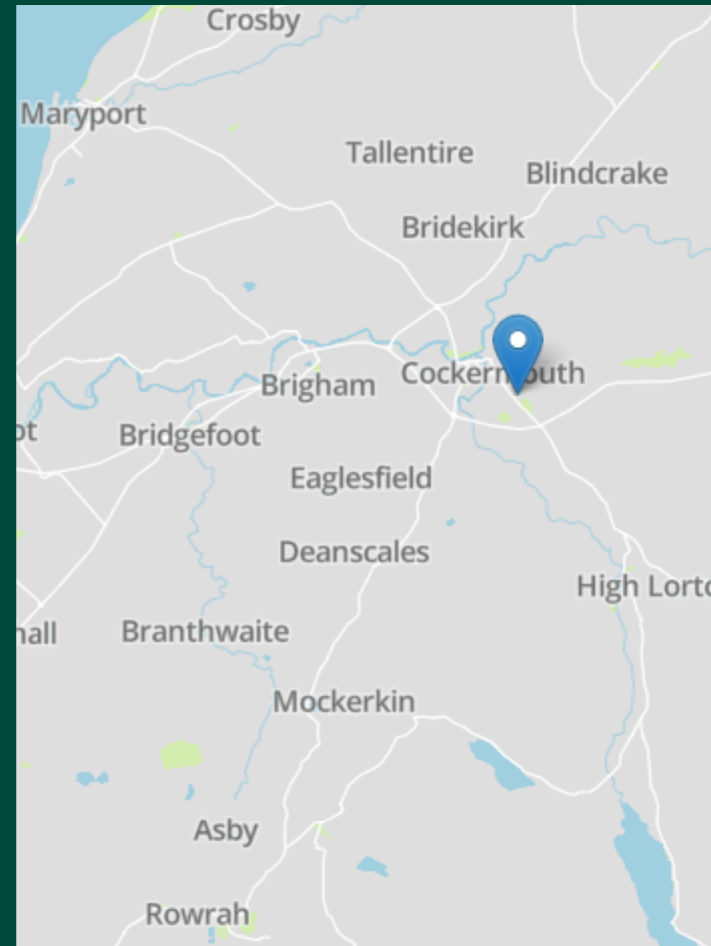


# PFK

Guide Price: £190,000

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>		62
(39-54)	<b>E</b>	36	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	




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

- Immaculate 2 bed townhouse
- Close to town centre & Lake District
- Council Tax: Band TBC
- Grade II listed
- No onward chain
- EPC rating: F
- Beautiful converted grammar school
- Tenure: leasehold

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## LOCATION

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

## PROPERTY DESCRIPTION

Set within a converted red brick Grammar School, this charming two bed townhouse boasts high ceilings, an abundance of natural light and a fantastic blend of character features and modern convenience. Providing easy access to both Cockermouth town centre and the world famous Lake District National Park, this perfect pied-a-terre offers versatility as a private residence, or ideal holiday let, with a track record of successful letting behind it.

The accommodation comprises contemporary open plan lounge/dining room with large arched windows and open plan access to the kitchen, two well proportioned bedrooms and a three piece bathroom. There are two designated parking spaces and further visitor parking within the pleasant landscaped courtyard to the front of the building.

Being sold with no onward chain and ready to move straight into or start renting out, opportunities don't come much better than 17 Strawberry How.

## ACCOMMODATION

### Reception Hall

The property is accessed via a wooden door with single glazed inserts and glazed panels above leading into the lounge/dining area.

### Lounge/Dining Area

5.10m x 5.32m (16' 9" x 17' 5") A light and airy reception room with high ceilings and decorative coving, chandelier style lighting, large front aspect sliding sash arched window, points for TV, telephone, broadband and Sky. Built in understairs storage cupboard and built in airing cupboard housing the electric boiler, space for a 4 - 6 person dining table, alarm panel and archway giving access into the kitchen.

### Kitchen

1.71m x 3.48m (5' 7" x 11' 5") A rear aspect kitchen with Velux skylights, fitted with a range of wall and base units in a light wood finish with complementary black granite effect work surfacing incorporating a 1.5 bowl stainless steel sink with drainer and mixer tap. Integrated appliances include a 4 burner ceramic hob with extractor chimney over, electric oven, fridge, freezer and slimline dishwasher. Tiled splashbacks, laminate flooring and wall mounted lighting.

## FIRST FLOOR LANDING

From the lounge a staircase with a wood and stainless steel balustrade leads to the first floor landing. The landing has wood internal doors leading to all rooms and a large built in storage cupboard.

### Bedroom 1

3.13m x 3.06m (10' 3" x 10') A front aspect double bedroom with high ceilings and sliding sash window, built in wardrobe with sliding door.

### Bedroom 2

2.22m x 3.10m (7' 3" x 10' 2") A front aspect single bedroom with large sliding sash window.

### Bathroom

2.15m x 2.16m (7' 1" x 7' 1") (approx measurements) Fitted with a three piece suite comprising bath with power shower over, WC and wash hand basin, storage alcove with wall mounted shelving, wall mounted bathroom cabinet, vertical heated towel rail and tiled splashbacks.

## EXTERNALLY

The property sits within a development of the old Cockermouth Grammar School, a beautiful sandstone building with manicured lawns and communal gardens with raised flowerbeds. The property benefits from two allocated parking spaces in addition to a visitors parking area.

## ADDITIONAL INFORMATION

### Leasehold Details

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

Management charges are payable of £550 per annum and a £10 ground rent.

### 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 and 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 to Lorton Road. After the churchyard gates, fork left on to Strawberry How where the development is located on the right hand side.

