



SYCAMORE COTTAGE | CHALLONER STREET | COCKERMOUTH | CUMBRIA | CA13 9QS

PRICE £118,000



Lillingtons
Estate Agents



SUMMARY

We have fallen in love with this 'oh so cute' stone cottage in the town centre of Cockermouth! Spread over three floors, the one bedroom property will make an amazing bolt-hole, holiday let or home for the single professional. The property is full of character and includes a gorgeous kitchen/dining/family room with flagstone floor, range style fireplace and modern kitchen units with appliances, an L-shaped first floor living room with fireplace and a top floor double bedroom with vaulted ceiling plus a fitted bathroom. Pretty as a picture...

EPC band E

ENTRANCE

A painted front door leads into kitchen/dining room

KITCHEN/DINING ROOM

A stunning characterful room with sash window to front, flagstone floor, range style fireplace, TV plinth, fitted range of base and wall mounted kitchen units with wood effect work surfaces, single drainer sink unit with tiled splashbacks, gas hob with oven and extractor, wall mounted boiler, integral fridge and washing machine, door to stairs leading to first floor, under stairs storage cupboard, double radiator, space for table and chairs plus fire side chairs

LANDING

Door to living room, wooden floorboards, stairs to second floor

LIVING ROOM

L shaped room with two sash windows to front, cast iron fireplace, built in cupboard, two double radiators

SECOND FLOOR LANDING

Doors to bedroom and bathroom, wooden floorboards

BEDROOM

A double bedroom with vaulted ceiling, exposed purlins, two sash windows to front, double radiator, built in wardrobe



BATHROOM

Velux window to rear in sloping ceiling, panel bath with shower attachment and screen, pedestal hand wash basin, low level WC. Tiled and panelled walls, radiator, wood style flooring

ACCESS

Access to front door via enclosed courtyard to rear of neighbouring property. Please note this does not belong to the property.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

CA28 7DP

01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Leasehold (Ancient lease)

Services: Mains water, gas and electric are connected

Fixtures & Fittings: Carpets, oven, hob and extractor

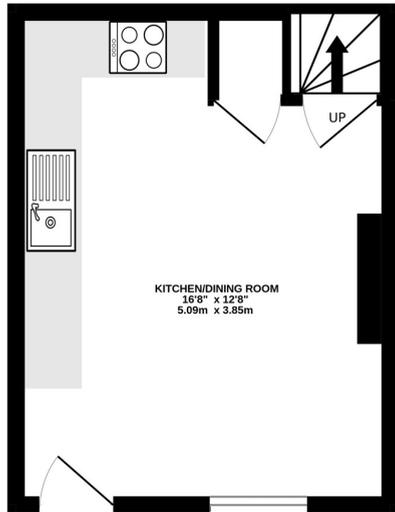
Non-listed

DIRECTIONS

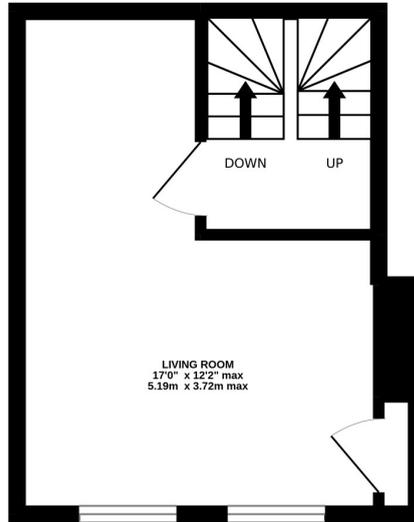
From the office turn right by The Tithe Barn and follow South Street towards the river. Turn left into Challoner Street and take the second small lane on the left by No. 21 into Sunnyside. The property will be facing you on the left hand side.



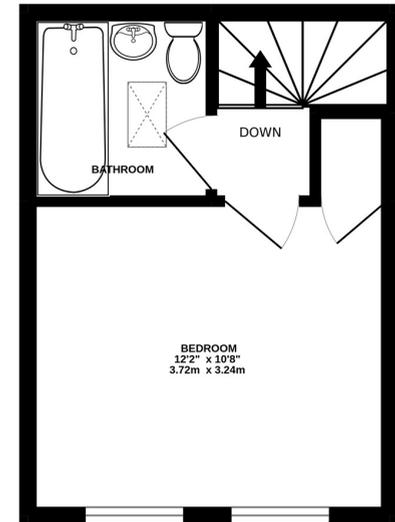
GROUND FLOOR
207 sq.ft. (19.2 sq.m.) approx.



1ST FLOOR
213 sq.ft. (19.8 sq.m.) approx.



2ND FLOOR
208 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.4 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

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