

# PFK

Tomdoun, Mockerkin, Cockermouth, Cumbria CA13 0ST

Guide Price: £420,000







## LOCATION

Situated on the edge of the Lake District National Park in the picturesque village of Mockerkin with its village green and tarn. Within easy reach of Sellafield, Cockermouth and beyond, and only minutes from Loweswater and Crummock Water.

## PROPERTY DESCRIPTION

Tomdoun is a beautiful four bedroom period property sat within the popular rural village of Mockerkin, just a stones throw from the edge of the Lake District National Park. Packed with character features and delightful details, including exposed beams, and original stone staircase and arched window - this is a fantastic home in a tranquil setting.

The accommodation is immaculate throughout and comprises; large lounge, dining kitchen, utility room, cloakroom/WC, garden room, principal bedroom with ensuite bathroom, three further well proportioned bedrooms and a four piece family bathroom.

Externally there is a large barn/garage offering workshop/storage space and potential to extend, and a private rear garden with landscaped terraces, water feature mature borders and summerhouse.

Sold with no onward chain and offering a superb standard of accommodation wrapped in rich period detailing, combined with an enviable location, we recommend booking an early inspection to avoid missing out.

### Entrance

Accessed via wooden external door with glazed insert leading to:

### Hallway

Wooden internal doors leading to all rooms and tiled flooring throughout.

### Downstairs Cloakroom

WC, wash hand basin with tiled splashback and tiled flooring.

### Lounge

7.80m x 4.08m (25' 7" x 13' 5") Light and airy front aspect room with exposed beams, there sliding sash double glazed windows with wooden shutters, slate fireplace with cast iron insert and wooden mantle. Wall mounted lighting, exposed wooden floorboards and wooden internal door leading to rear hallway.

### Kitchen Diner

3.95m x 6.18m (13' 0" x 20' 3") Rear aspect room with bifold doors giving access to the rear garden. High ceiling with exposed beams, feature inglenook fireplace, alcove which would have originally held the bread oven, built in storage cupboard and space for 8 person dining table

Kitchen comprises of a range of wall and base units in a solid oak finish with complementary black granite countertop, tiled splashback and stainless steel sink with mixer tap. Integrated dishwasher, integrated fridge freezer. LPG fired AGA with two hot plates and two ovens. Tiled flooring throughout and wooden door leading to:

### Rear Hallway

Built in under stairs storage cupboard, stone stairs leading to first floor and wooden door leading to:

### Utility Room

4.08m x 1.77m (13' 5" x 5' 10") Rear aspect room, quarry tiled flooring, Belfast sink with tiled splashback, plumbing for washing machine, tumble dryer, space for free standing fridge freezer and built in storage cupboard.

### Garden Room

5.12m x 3.68m (16' 10" x 12' 1") Accessed via oak internal floor from the Kitchen. Rear aspect room with oak external door with glazed insert leading to rear garden, quarry tiled flooring, high ceiling with exposed beams, velux skylight. Stairs leading to a slate tiled seating area with exposed beams and spotlighting, electric storage heater and lockable internal door leading to the garage.

## FIRST FLOOR

### Half Landing

With slate window seat, decorative coving and a beautiful arched window overlooking the rear garden.

### First Flooring Landing

oak internal doors leading to all rooms.

### Bedroom 4

1.73m x 4.03m (5' 8" x 13' 3") Rear aspect single bedroom with exposed wooden floor boards.

### Bedroom 3

2.86m x 4.10m (9' 5" x 13' 5") Front aspect double bedroom with exposed wooden floor boards and feature fireplace.

### Bedroom 1

2.53m x 1.72m (8' 4" x 5' 8") Front aspect room with decorative coving, built in wardrobes, feature stone fireplace and exposed wooden floor boards.

### En-Suite

2.53m x 1.72m (8' 4" x 5' 8") Comprising three piece suite, bath with electric shower over, WC, wash hand basin, tiled splashback and flooring, spot and wall mounted lighting.

### Bedroom 2

Rear aspect double bedroom with views over the rear garden, exposed beam and wooden floor boards.

### Bathroom

Front aspect room comprising four piece suite, free standing roll top claw footed bath with hand held shower attachment, WC, wash hand basin, walk in shower cubicle with mains powered shower, tiled walls and flooring, vertical heated chrome towel rail, built in airing cupboard with hot water cylinder and shelving, mirror with having point, wall mounted lighting and spotlighting.

## EXTERNALLY

### Garage

5.23m x 6.82m (17' 2" x 22' 5") High ceiling with original exposed beams, LPG fired boiler, sandstone slab flooring, power, lighting, LPG tank and water tap, stable doors to the front of the property.

### Parking

On street parking and space in front of the garage.

## Gardens

To the front of the property there is a small courtyard garden.

To the rear of the property there is a surprisingly spacious garden arranged over four terraced areas, immediately behind the property is laid to slate paving with a pond, three stone steps lead you to a second area which is mainly laid to lawn and five stone steps lead you to a further lawn area with a summer house.

The garden is full of a wide variety of mature perennials and shrubbery ensuring a variety of colour throughout the year and is surrounded by mature hedging and shrubs giving immense privacy.

## ADDITIONAL INFORMATION

### Tenure & EPC

The tenure is Freehold  
The EPC rating is E

### Referrals & 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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

## SALE DETAILS

Mains electricity, water & drainage; LPG Gas; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band F

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From the main Cockermouth roundabout, on the A66, take the Egremont road, A5086. After approximately three miles turn left, signposted Mockerkin. On entering the village go straight ahead through the narrow section and the property can be found on the right hand side.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		64
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 