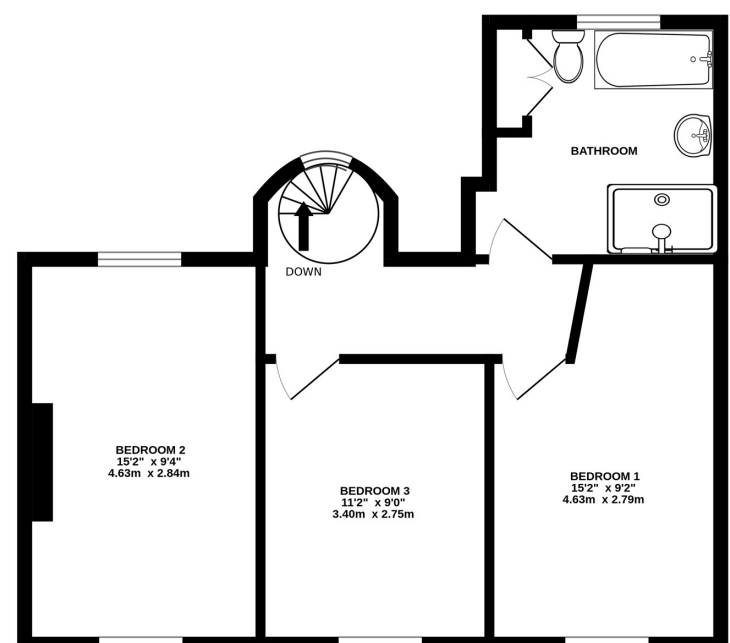


1ST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



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 and report 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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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>		<b>100</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			





### SUMMARY

Located in the heart of the Gem town of Cockermouth, this double fronted Grade II listed period home on St Helen's Street is within easy access of all the bars, restaurants, coffee shops and local shopping facilities! Beautifully presented and sporting a lovely enclosed garden plus a circular castle staircase (along with many other character features) the property includes an entrance hall, a generous living room with fireplace, an elegant dining room with exposed stone feature wall, a modern kitchen and a useful ground floor WC. To the first floor there are three generous double bedrooms and a modern bathroom with bath plus separate shower. The rear garden is delightful with a number of seating/dining options and including a lawned area which backs onto Bitter Beck and handy side access gate. A stunning home which ticks so many boxes for those looking for convenient town living.

EPC band D

### GROUND FLOOR

#### ENTRANCE HALL

A part glazed door opens into hall with ledge and braced oak doors to rooms, radiator, tiled flooring, castle style feature stair rising to first floor

#### LIVING ROOM

A lovely room with two double glazed sash windows to front, multi fuel stove in chimney breast with hearth, recess display niche, exposed beam, double radiator

#### DINING ROOM

An elegant room with two double glazed sash style windows to front, exposed stone feature wall, exposed beams, space for table and chairs, double radiator

#### KITCHEN

Fitted in a modern range of base and wall mounted units with wood style worktops and underlighting, single drainer sink unit with tiled splashback, gas hob with oven and extractor, space for washing machine, slimline dishwasher and fridge freezer, tiled flooring, double radiator, double glazed window to side and rear, part double glazed door to garden

#### GROUND FLOOR WC

Low level WC, hand wash basin, tiled flooring

### FIRST FLOOR

#### LANDING

Ledge and braced oak doors to rooms, exposed beam, air recirculation vent, double glazed window to rear on semi-circular staircase

#### BEDROOM 1

A double bedroom with double glazed sash window to front, wardrobe recess, exposed beam, radiator

#### BEDROOM 2

Another double bedroom with double glazed sash style window to front, double glazed window to rear, exposed beam, double radiator

#### BEDROOM 3

A further double bedroom with double glazed sash window to front, double radiator

