



27 CROWN STREET | COCKERMOUTH | CUMBRIA | CA13 0ER

PRICE £190,000



Lillingtons
Estate Agents



SUMMARY

We are excited to bring to the market this prominently located period property on Crown Street which has been in the same family for generations and was for many years a home with a working smithy beside. Offered for sale chain free and requiring some modernisation this is a rare opportunity to acquire a town centre home with a 29'x23' outbuilding at the side - perfect for hobbies of all kinds, a tradesperson or even conversion into the main home (subject to Planning/Building Regulations approval). The property itself includes two reception rooms, a generous kitchen/breakfast room, three first floor bedrooms and a first floor bathroom. To the rear there is a private mature garden with access into the smithy and at the front a cobbled hardstanding with drop kerb.

EPC band G

GROUND FLOOR ENTRANCE HALL

Doors to dining room and living room, stairs to first floor

DINING ROOM

Sash window to front, gas fire with surround and hearth

LIVING ROOM

Window to side, open fire with surround, door to kitchen

KITCHEN

Window to rear, single drainer sink unit with cupboard under, further cupboards to another wall, electric cooker, space for fridge freezer, space for table and chairs, built in storage cupboard, part glazed door to rear porch

REAR PORCH

Part glazed door to garden, opening to coal house/storage shed

FIRST FLOOR LANDING

Window to side, doors to rooms

BEDROOM 1

Sash window to front, chimney breast

BEDROOM 2

Window to side, chimney breast

BEDROOM 3

Double glazed window to rear, built in cupboard

BATHROOM

Window to rear, panel bath with thermostatic shower unit, pedestal hand wash basin, low level WC. Electric towel rail, wall mounted boiler



EXTERNALLY

To the front there is a drop kerb and a cobbled hardstanding for parking with twin opening doors into the attached smithy. A door on the roadside leads into the house itself. The rear garden is mature and a decent size for a town centre home with mature planting, trees and lawn. Access to a rear door into the smithy.

THE OLD SMITHY

Attached to the property is a single storey generous barn measuring 29'6 x 23' used for years as a working smithy and with the remains of three fireplaces and the bellows still in position. Vaulted style ceiling, window to front, twin doors to front and one to rear. Perfect for storing hobby equipment, a tradesperson to store work equipment or for converting into the house itself (subject to planning and building regulations approval)

ADDITIONAL INFORMATION

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

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: B

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets

Broadband type & speed: Standard 18Mbps / Superfast 80Mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

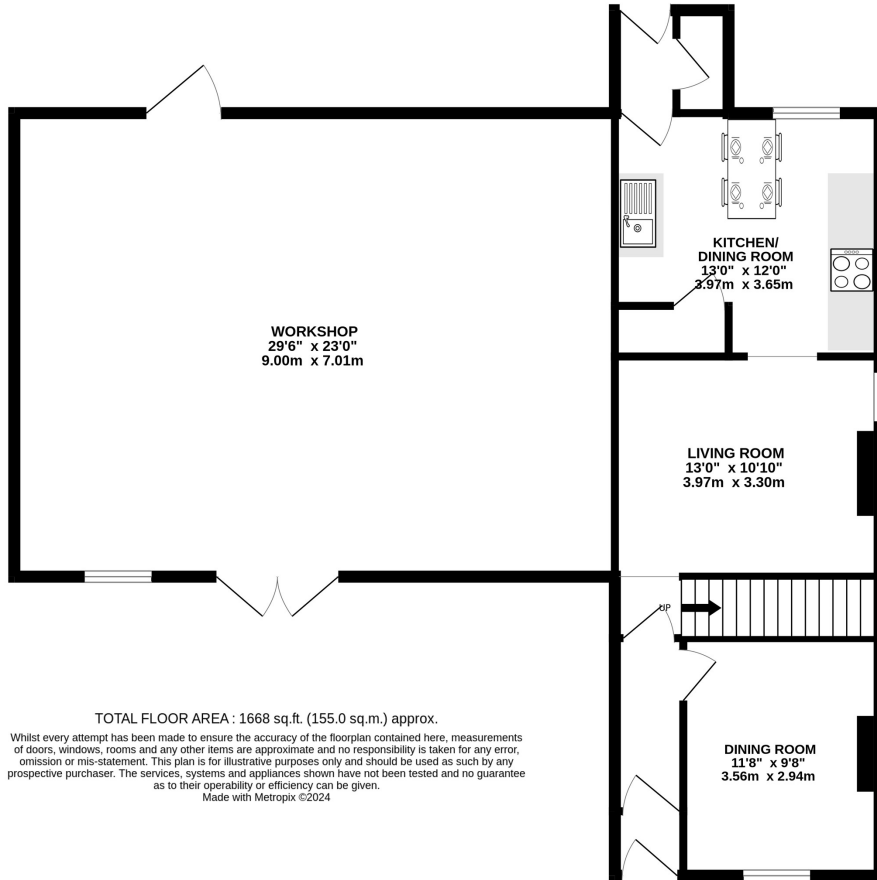
The property is not listed

DIRECTIONS

From the town centre head out towards Workington along Main Street. After crossing the mini roundabout by Wordsworth House the property will be situated on the left hand side of the road before reaching the Gote Road Bridge



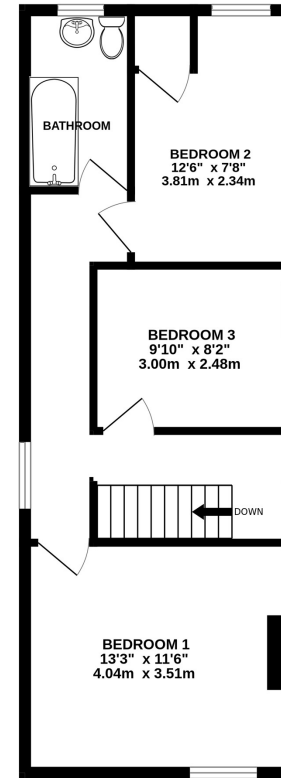
GROUND FLOOR
1183 sq.ft. (109.9 sq.m.) approx.



TOTAL FLOOR AREA : 1668 sq.ft. (155.0 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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1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



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

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	4	80
Not energy efficient - higher running costs			
England, Scotland & Wales			