

PFK

Riverside, 12 Market Street, Cockermouth, Cumbria CA13 9NJ

Guide Price: £215,000





PIK

LOCATION

Situated within one of the oldest parts of the market town of Cockermouth, and set within the north west fringe of the Lake District National Park. Convenient for the town centre, only a short walk to all of Cockermouths amenities including local primary and secondary schools, swimming pool, gymnasiums, two parks which both facilitate riverside walks and thriving local restaurants, public houses, and all shops.

PROPERTY DESCRIPTION

Situated on the outskirts of the town centre, this charming end terrace townhouse enjoys a quiet elevated position next to the historic town hall and All Saints Church. It offers spacious and versatile accommodation, featuring 4 bedrooms spread over 4 floors and two bathrooms, making it ideal as a family home. Additionally, its previous use as a bed and breakfast gives it excellent potential for buy-to-let opportunities.

This property, whilst ready for some modern updates, presents an outstanding opportunity for new owners to customise and create their perfect living space. Priced competitively, viewings are available by appointment only. The accommodation briefly includes an entrance hallway, a versatile bedroom/reception room with bathroom facilities, and a generous dining kitchen at ground floor level. The basement/lower ground level features two rooms, one of which is a garage, currently used for secure offroad parking and the other in use as a storage/utility room. With its own access points, this area could be ideal for an Airbnb residence. The first floor has a single bedroom, a double bedroom, currently in use as a reception room, and a three piece family bathroom. The second floor at attic level benefits from two further bedrooms, one of which enjoys an ensuite shower room.

Externally, the property offers a small front yard and a driveway to the rear with offroad parking and leading to the garage.

ACCOMMODATION

Entrance Porch

1.1m x 1.1m (3' 7" x 3' 7")

Accessed via original wood front door with glazed pane over. With cloaks area and part glazed door leading into the hallway.

Hallway

With stairs leading up to the first floor, doors giving access to the ground floor rooms and stairs leading down to the basement/lower ground floor level.

Bedroom 1

4.8m x 3.9m (15' 9" x 12' 10")

Currently in use as a bedroom, but could also be used as a further reception room. A generous front aspect room with original shutters, decorative coving, ceiling rose and picture rail, and original feature tiled fireplace in a wood surround. This room benefits from a wet room style shower cubicle (within the room) with electric shower, wash hand basin and WC, this was designed for disabled access.

Dining Kitchen

4.2m x 2.8m (13' 9" x 9' 2")

A rear aspect room with original shutters, the kitchen is fitted with a range of wall and base units with complementary work surfacing, incorporating 1.5 bowl sink and drainer unit with mixer tap and tiled splashbacks. Integrated countertop mounted electric hob with extractor over, space for under counter fridge and freezer, integrated eye level double oven and ample space for a four to six person dining table.

BASEMENT/LOWER GROUND FLOOR

Garage

4.0m x 4.3m (13' 1" x 14' 1")

With up and over door, power and lighting. A door from the garage leads into the basement.

Basement

4.6m x 5.0m (15' 1" x 16' 5")

Currently used for storage and utility purposes, this generous room has power, lighting, heating and fitted work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Space for washing machine, front aspect window and external door out to the front, where there are steps leading up to street level.

FIRST FLOOR

Landing

With rear aspect window at half landing level enjoying views towards the river, stairs up to the second floor and doors giving access to the first floor rooms.

Bedroom 2

4.7m x 1.6m (15' 5" x 5' 3")

A front aspect single bedroom.

Reception Room/Additional Bedroom

4.8m x 3.9m (15' 9" x 12' 10")

A generous front aspect room, currently used as a reception room, with feature fireplace and wood panelling to one wall.

Bathroom

3.3m x 3.0m (10' 10" x 9' 10")

Fitted with a three piece suite comprising WC, wash hand basin set on a vanity unit and wood panelled bath with electric shower over, part tiled walls, built in storage cupboards and obscured rear aspect window.

SECOND FLOOR

Landing

With doors giving access to the second floor rooms.

Bedroom 3

4.5m x 3.6m (14' 9" x 11' 10")

A generous double bedroom with exposed beam, Velux window, under eaves storage and door to the ensuite. There is access to the boarded loft from this room.

Ensuite Shower Room

2.3m x 1.3m (7' 7" x 4' 3")

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle.

Bedroom 4

4.0m x 5.1m (13' 1" x 16' 9")

A spacious double bedroom with exposed beam and Velux window.

EXTERNALLY

To the rear, there is offroad parking available on the driveway leading to the garage, and a small courtyard area to the basement level at the front.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is leasehold.

The EPC rating is E.

Leasehold Details

The property is leasehold with the lease being granted in Jun 1761 for a period of 999 years.

Shared costs are in place for maintenance of the courtyard area lying to the basement level to the front of the property.

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

Main gas, electricity, water & drainage. Gas fired central heating and a mix of single and double glazing installed. 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 B

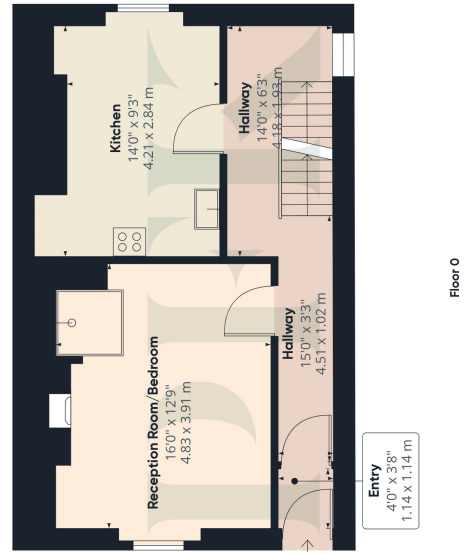
Viewing: Through our Cokermonth office, 01900 826205.

Directions: The property can easily be found on Market St or by using what3words location [///crowd.escapades.finalists](https://www.what3words.com/location/01900826205)

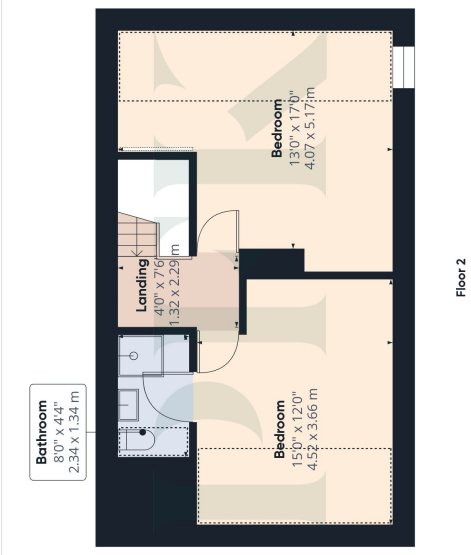




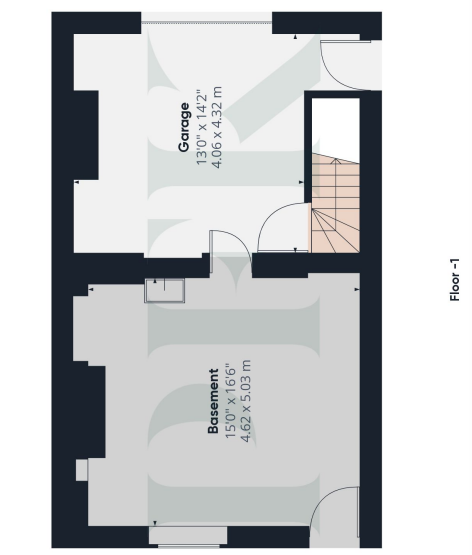
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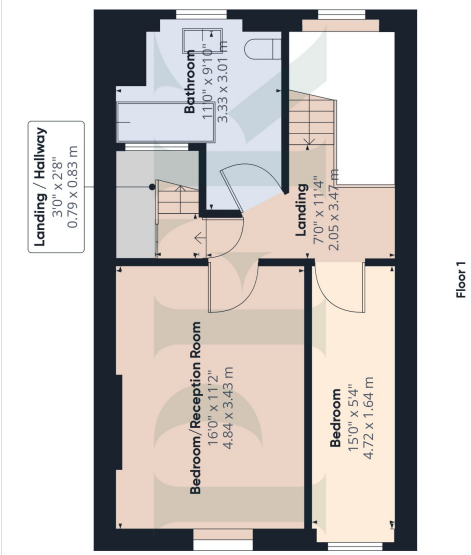
Floor 0



Floor 2



Floor -1



Floor 1

Approximate total area⁽¹⁾
1853.65 ft²
172.21 m²

Reduced headroom⁽²⁾
128.52 ft²
11.94 m²

(1) Excluding balconies and terraces

(2) Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are illustrative only. Please refer to the floor plan for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	