

PFK

40 St Helens Street, Cockermouth, Cumbria CA13 9HX

Guide Price: £265,000





LOCATION

St Helens Street is in one of the oldest parts of the market town of Cockermouth, in the borough of Allerdale, and within the north west fringe of the Lake District. Convenient for the town centre, local schools and amenities, such as swimming pools, gymnasiums, two parks which both offer riverside walks, and thriving local restaurants and public houses.

PROPERTY DESCRIPTION

40 St Helens Street is a charming, character filled three bedroom home, boasting a wealth of period features combined with spacious rooms and filled with natural light. Enjoying an extremely convenient position just minutes walk from the town centre and Market Place, and with easy to maintain gardens this is a wonderful example of a period property.

The accommodation comprises open plan dining kitchen with island unit, original fire places, multi fuel stove and space for up to 10 round the dining table, utility room and three piece bathroom to the ground floor. To the first floor is a shower room, lounge with multi fuel stove, and third double bedroom. To the second floor is a study area and two double bedrooms with beautiful exposed oak timbers.

Externally on street parking is available to the front, whilst to the rear is a completely enclosed terraced garden area, with patios, lawn and a wide variety of perennials and shrubbery.

This beautiful home is one of Cockermouth's stand out period properties, book an early viewing to avoid missing out!

ACCOMMODATION

Dining Kitchen

4.56m x 6.73m (15' 0" x 22' 1")
Accessed via part glazed external door. The kitchen is fitted with a range of wall and base units in a cream, contemporary shaker style finish with complementary black granite effect work surfacing incorporating 1.5 bowl ceramic sink and drainer unit with mixer tap. Matching island unit with oak work surfacing, inglenook fireplace with point for gas fired range, point for freestanding fridge and freezer, integrated dishwasher and fridge, tiled flooring. The dining area has space for an eight to ten person dining table, multifuel stove on exposed stone hearth, window seat and bench seating. Door to hallway.

Hallway

Part glazed external door leading to the rear garden.

Utility Room

2.60m x 1.70m (8' 6" x 5' 7")
Side aspect room, fitted with a range of wall and base units in an oak effect finish with complementary black granite effect work surfacing, incorporating stainless steel sink and drainer unit with mixer tap. Wall mounted gas combi boiler, plumbing for under counter washing machine, drying rack and tile effect vinyl flooring.

Bathroom

2.40m x 2.58m (7' 10" x 8' 6")
Fitted with three piece suite comprising bath with electric shower over, wash hand basin and concealed cistern WC, vertical heated chrome towel rail, part tiled walls and tiled flooring with underfloor heating, loft hatch, obscured window to rear.

FIRST FLOOR

Lounge

4.38m x 4.47m (14' 4" x 14' 8")
A light and airy, high ceilinged front aspect room with decorative coving, multifuel stove in recessed stone hearth, TV, telephone and broadband points, door to bedroom 3.

Bedroom 3

3.36m x 4.33m (11' 0" x 14' 2")
Front aspect, light and airy high ceilinged room with exposed feature sandstone fireplace and cast iron grate, exposed wooden floorboards and oak beam.

Shower Room

1.38m x 1.85m (4' 6" x 6' 1")

Fitted with three piece suite comprising corner quadrant shower cubicle with mains shower, wash hand basin and concealed cistern WC in vanity unit, vertical heated chrome towel rail, part tiled walls and window to side.

SECOND FLOOR LANDING

With rear aspect window located at half landing level, overlooking the garden. The landing has a small study area and doors to bedrooms.

Bedroom 1

3.55m x 4.17m (11' 8" x 13' 8")

Light and airy, dual aspect room with vaulted ceiling and exposed cruck beams and brickwork.

Bedroom 2

4.43m x 4.23m (14' 6" x 13' 11")

Dual aspect room with skylight to the rear, and exposed cruck beams.

EXTERNALLY

Gardens and Parking

To the front of the property, there is onstreet parking available via residents permit, with a gated passageway leading through to the rear. The rear garden is in three terraced stages with an easy to maintain patio and decorative chipped area with steps then leading up to a small lawned area with decorative borders and mature perennials and the final tiered area is the patio which is a complete suntrap and surrounded by raised beds with mature perennials and shrubbery.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is Leasehold.
The EPC rating is D.

Leasehold Details

The lease was granted on 31 October 1753 for a period of 999 years, with no fees or charges being payable.

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 : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – 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

Mains gas, electricity, water and drainage. Gas central heating and partial double glazing installed (primarily single glazed due to being in a conservation area of Cockermouth). Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band B

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From our office on Main Street proceed east and turn right into Market Place. Proceed along Market Place until it turns into St Helens Street, 40 can be found on the left hand side before the turning for the sports centre.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<small>EU Directive 2002/91/EC</small> 		