



3 MILL STREET | MARYPORT | CUMBRIA | CA15 6DF

PRICE £199,000





SUMMARY

Just look at this incredible four storey home in Maryport. Elegant, chic, yet homely, this property has been lovingly upgraded and refined by the owners. It really is a home you can just move straight into! There is a beautiful living room at the front with a stylish bathroom and utility, a wonderful basement level kitchen with family room including French doors out into a courtyard garden. There are two double bedrooms to the first floor with a handy WC and a fabulous top floor main bedroom. OK, the house is wonderful, but outside things get even better... because at the end of the stylish, resin coated courtyard garden there is a garage with an inspection pit! A perfect home for a couple where one loves interior design and the other loves tinkering with their classic car.

EPC band D

GROUND FLOOR ENTRANCE VESTIBULE

A part double glazed composite front door with fan light over leads into entrance vestibule with a patterned glazed wooden door leading into living room, decorative panelling to walls, dado rail, original coving, herringbone style wood flooring

LIVING ROOM

An elegant living room with double glazed window to front included fitted modern shutters, painted fire surround with electric inset fire, double radiator, original coving and dado rail, internal window over stairwell leading down to kitchen, herringbone style wood style flooring, part glazed door leads to inner hall

INNER HALL

A generous hallway with staircase rising to first floor landing including carpet runner, a reading nook in the under stairs recess with space for chair and side table, internal window, decorative panelling to walls, cast-iron style radiator, exposed ceiling timber, herringbone style wood style flooring, doors to bathroom and utility, Stairs descend to basement level kitchen

BATHROOM

A light and airy bathroom with double glazed window to rear, fitted roller blind, panel bath with shower attachment in tiled surround, separate shower enclosure with thermostatic shower unit, pedestal hand wash basin and low-level WC. Three fitted wall cupboards, one with mirrored doors, the others for storing bathroom products, tiling to half wall height, double radiator, wood style flooring

UTILITY ROOM

A handy utility with double glazed window to rear, space for washing machine, tumble dryer and a beer fridge, fitted cupboards and worksurface, wall mounted Combi boiler, wood style flooring

BASEMENT LEVEL FAMILY/DINING ROOM

Stairs lead down to basement level into a lovely family room which has double glazed French doors leading into garden with a double glazed picture window beside letting in natural light, gas living flame fire with surround and hearth, two radiators with covers, space for three seater sofa, ample space for family dining table and chairs, wood style flooring throughout, opening into kitchen

KITCHEN

Fitted in a wide range of shaker style base and wall mounted units with wood style worktops. Single drainer sink unit with up stand and tiled splashback, four ring gas hob with oven and extractor, integrated slimline dishwasher, space for fridge freezer, two high-level double glazed windows to front, double radiator, wood style flooring, various USB power sockets, internal window looking into family room

FIRST FLOOR LANDING

Painted panel doors to rooms, stairs with carpet runner leading up to bedroom one, decorative panelling to walls

BEDROOM 2

A generous double bedroom with double glazed window to front, fitted stylish shutter, double radiator, recess wardrobe area with hanging rail, display niche with down lighter and storage cupboard, media wall with desk, space for wall mounted TV and shelving for bedroom equipment, USB power socket

BEDROOM 3

A further double bedroom with double glazed window to rear and fitted blind, double radiator, under stairs storage cupboard, recess wardrobe area with hanging rail, recess for wall mounted TV

WC

A handy WC created by the current owner and including a WC with integrated miniature hand wash basin, wood style flooring

SECOND FLOOR BEDROOM 1

A light and airy double bedroom located on the top floor of the property with vaulted style ceiling, exposed purlins, double radiator, space for wall mounted TV, eaves style wardrobe along one wall with voile curtain

EXTERNALLY

The property benefits from an enclosed courtyard style garden to the rear which is laid with resin flooring and has downlights, two external power sockets, a garden furniture store and steps that lead up to the personal door into garage, outside tap.

A generous single garage with up and over door, power and light connected, charging point for electric vehicle, inspection pit for classic car maintenance, space for fridge and freezer

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: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, shutters, oven hob and extractor

Broadband type & speeds available: Standard 18Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25th indicates EE has good signal in and out. 3 & Vodafone have good service outside but variable signal indoors. O2 has good signal outside but none indoors.

Planning permission passed in the immediate area: None known

The property is not listed

DIRECTIONS

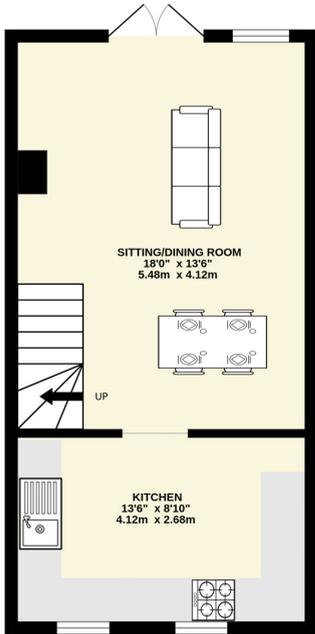
From Cockermouth take the A594 to Maryport passing through Dearham. At the main traffic lights turn left onto Curzon Street, heading towards Workington, then take the third turn on the right into Station Street. Use the public carpark to park and the property will be located on the right hand terrace of properties as you look from the carpark

What3words: grass.beauty.cuddling





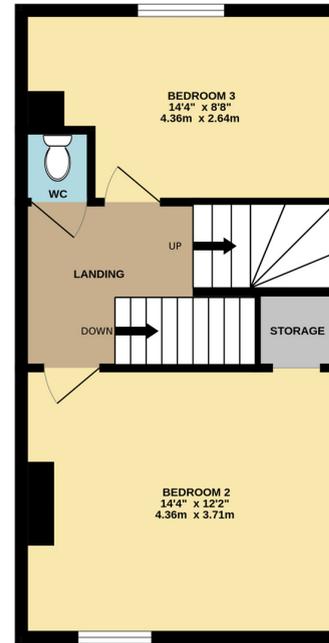
BASEMENT
360 sq.ft. (33.4 sq.m.) approx.



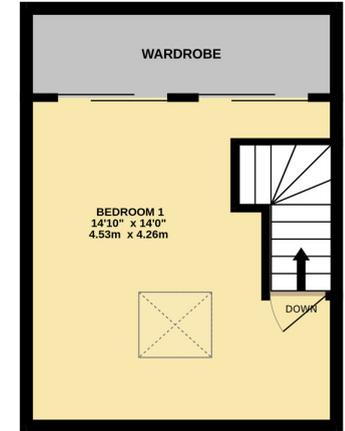
GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



2ND FLOOR
264 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 1421 sq.ft. (132.0 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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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		
Not energy efficient - higher running costs			
		55	81
England, Scotland & Wales			