



THE ROOK | 9 CASTLEGATE | COCKERMOUTH | CA13 9EU

PRICE £250,000





## SUMMARY

If you have a passion for historic property then take a good look at this elegant Grade II listed property in the historic centre of Cockermouth. Located adjacent to the castle and just out of the town centre on Castlegate, this is perfectly positioned for access to all the pubs, bars, shops, restaurants and coffee shops, plus the High School. The former B&B offers versatile accommodation, spread over three floors with a total of seven bedrooms, three with en-suite facilities. In addition there is an elegant living room with fireplace, a generous kitchen/diner with Aga range cooker and walk-in pantry plus a courtyard garden area to the rear. The property retains many original character features including a gorgeous 'castle' spiral staircase and although it will benefit from some upgrading, it is a home you can enjoy living in and improving as time/funds allow.

EPC band TBC

## GROUND FLOOR ENTRANCE VESTIBULE

A painted front door leads into vestibule with part panelled walling, wood style floor, part glazed door with window to either side leading into hall

## ENTRANCE HALL

Panelled wooden doors lead to rooms, a spiral 'castle' staircase leads to 1st floor landing, radiator, wood style flooring, walk-in storage room

## LIVING ROOM

An elegant room with twin sash windows to front, open fireplace with tiled hearth, double radiator, two exposed ceiling beams

## REAR PORCH

A handy rear porch with wooden rear access door into courtyard garden, butler style sink unit with miniature window to rear, set in a recess under the stairs with exposed stone walling, tiled flooring, panel door into kitchen

## KITCHEN/DINING ROOM

A generous room with base units and tiled work surfaces, twin bowl sink unit, feature fireplace with Aga range style cooker, space for dresser unit, space for washing machine and dishwasher, wall mounted combi boiler, windows to side, double radiator, space for table and chairs, door leading into a large pantry with shelving to both sides and with space for fridge and separate freezer.

## FIRST FLOOR LANDING

Doors leading to bedrooms, bathroom and WC, single radiator, exposed beam, sash window to rear, spiral stair continues to 2nd floor landing

## BEDROOM 1

Sash window to front, exposed ceiling beam, two recessed store cupboards, fitted sink unit, radiator.

## BEDROOM 2

A double aspect bedroom with sash window to side and window to rear with shutter, attractive cast iron style fireplace in white-washed stone chimney breast, exposed ceiling timbers, double radiator, exposed painted stone wall, walk-in double wardrobe, further storage cupboard

## BEDROOM 3

Sash window to front, exposed ceiling beam, single radiator, hand wash basin

## BEDROOM 4

Sash window to front, exposed beam, single radiator, pedestal hand wash basin

## BATHROOM

Fitted with panel bath, separate shower tray with shower curtain and electric shower unit, partly exposed stone feature wall with tiling to other splash areas, single radiator, extractor fan, storage cupboard.

## SEPARATE WC

Fitted with low-level WC, miniature hand wash basin, exposed ceiling beam, tiling to half wall height, tiled flooring

## SECOND FLOOR LANDING

Doors leading to three bedrooms, sash style window to rear, landing area with exposed purlin.



## BEDROOM 5

A stunning bedroom with vaulted ceiling, exposed A frame and purlins. Two sash windows to front, feature carved stone fireplace with exposed stone chimney breast, radiator, access hatch into loft storage, door to en-suite.

## EN-SUITE SHOWER ROOM

Shower tray with shower curtain and electric shower unit, pedestal hand wash basin and low-level WC. Velux window to rear, tiling to splash areas, exposed beam, tiled flooring, wall mounted electric heater.

## BEDROOM 6

Sash window to front, radiator, lobby area with door to en-suite

## EN-SUITE SHOWER ROOM

Fitted with recessed shower tray, shower curtain and thermostatic shower unit, pedestal hand wash basin and low-level WC. Exposed stone wall, tiling to other walls, extractor fan, radiator.

## BEDROOM 7

A double aspect room with double glazed window to side and window to rear with shutter, radiator, access to loft space, recess for bed, door to en-suite

## EN-SUITE SHOWER ROOM

Recessed shower tray with curtain and electric shower unit, pedestal hand wash basin, low-level WC. Extractor fan, tiling to walls, wall mounted electric heater.

## EXTERNALLY

To the rear of the property there is a courtyard garden. This is mainly laid to paving with space for bistro set and potted plants. Rear access on foot past neighbouring houses to a side gate onto the road.

## 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@jillingtons-estates.co.uk

Council Tax Band: D

Tenure: Freehold

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

Fixtures & Fittings: Carpets

Broadband type & speeds available: Standard 17Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates Vodafone and 3 have good service indoors and out. O2 is ok outside and variable indoors. EE is ok outside but limited indoors.

Planning permission passed in the immediate area: None known

The property is Grade II listed

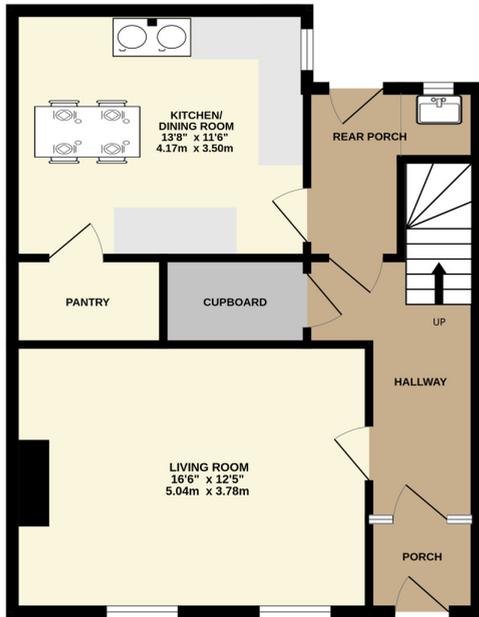
## DIRECTIONS

From the office head down Station Street, turning right onto Main Street. Continue over the bridge and past the entrance to Market Place. The road becomes Castlegate as it narrows and heads uphill. The property will be located on the left hand side before reaching the Castle.

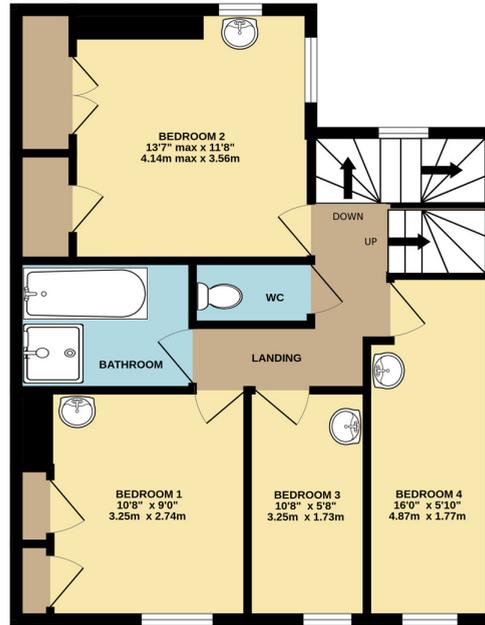
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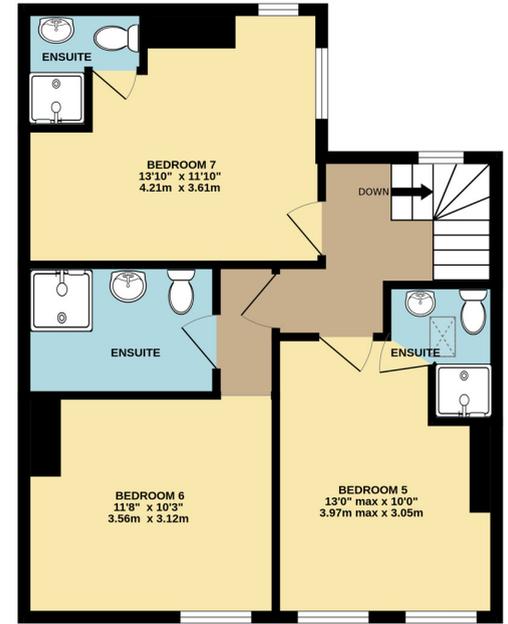
GROUND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



2ND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1680 sq.ft. (156.1 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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