



Cockermouth

Offers in the region of £725,000

4 The Courts, Cockermouth, Cumbria, CA13 9FH

An outstanding substantial contemporary style detached three storey house constructed in 2022 with a superb specification and forming part of an exclusive small private cul de sac development conveniently situated under one mile from Cockermouth town centre.

Enjoying delightful views to the fells this stunning house provides over 2,500 square feet of luxuriously appointed accommodation including generously proportioned rooms and high-quality fittings throughout. Internal viewing is highly recommended.

The charming historic market town of Cockermouth nestles on the banks of the river Derwent approximately one mile outside of the stunning Lake District National Park. A wide range of local amenities are provided in the town centre including schools, supermarkets, shops and restaurants. There are excellent road links to the North Lakes, Solway Coast, West Cumbria, Carlisle, and Penrith where there is access to junction 40 of the M6 and a direct rail service to London, Edinburgh and Glasgow.

Quick Overview

Stunning substantial contemporary style detached house

Constructed in 2022 with a superb specification and high-quality fittings

Over 2,500 square feet of accommodation over three floors and including garage

Exclusive private cul de sac location

Approximately one mile from Cockermouth town centre

Delightful views to the fells

Five double bedrooms and three luxury bath / shower rooms

Large open plan living room with adjoining dining kitchen

Surrounding easily managed landscaped gardens

On-site parking spaces, garage and car port

Property Reference: KW0398



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Superfast
Broadband
Available



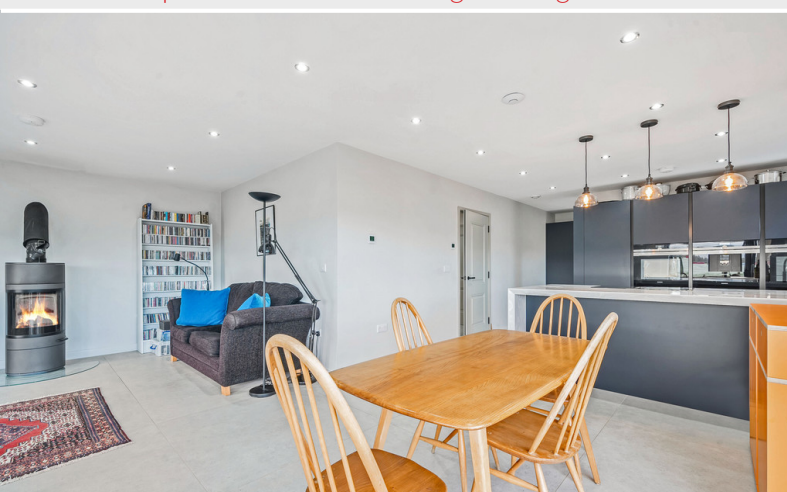
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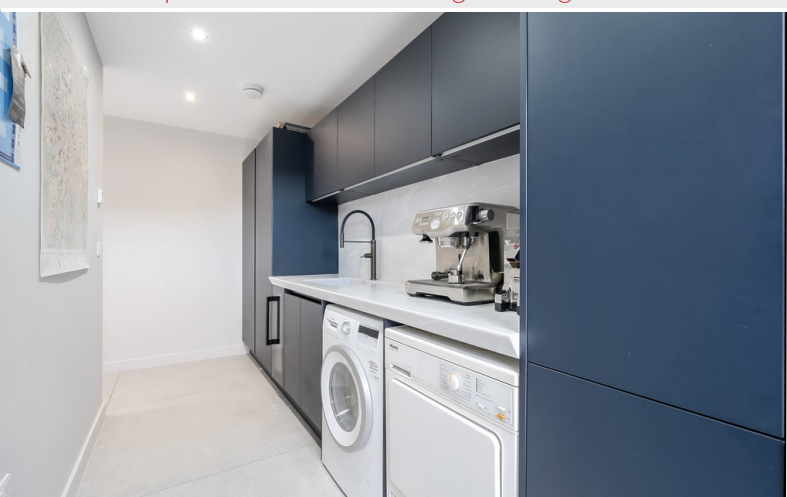
Open Plan Kitchen / Living / Dining Room



Open Plan Kitchen / Living / Dining Room



Open Plan Kitchen / Living / Dining Room



Utility Room

Accommodation

Ground Floor:

Entrance Hall

Inner Hall

WC

With WC, wash hand basin, ceramic wall tiling.

Open Plan Living Room / Dining Kitchen

With full height windows to two elevations, sliding patio door, wood burning stove, stylish range of fitted base and wall units including Corian work surfaces, undermounted sink unit with Quooker instant boiling water and drinking water tap, integrated range of Siemens appliances comprising oven, combi oven with microwave, induction hob, plate warmer, extractor unit, full height fridge, coffee machine, dishwasher.

Utility Room

With stylish range of fitted base and wall units including Corian work surfaces, undermounted sink unit with mixer tap, integrated Siemens full height freezer and wine cooler, plumbing for washing machine, external door.

First Floor:

Landing

Approached by oak and glazed panelled feature stair case, full height window and Juliet balcony, radiator, built in airing cupboard, built in double cupboard.

Bedroom One

With full height window and Juliet balcony, radiator. Leading to:

Dressing Room

With two radiators, and:

En-suite Shower Room

With roof window, WC, wash hand basin, large shower cubicle, ceramic wall tiling, heated towel rail.

Bedroom Two

With full height window, radiator.

Bedroom Three

With two full height windows including one with Juliet balcony, radiator.

Bathroom

With full height window and Juliet balcony, WC, wash hand basin, oval shaped bath, large shower cubicle, ceramic wall tiling, heated towel rail.



Open Plan Kitchen / Living / Dining Room



Open Plan Kitchen / Living / Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Five

Second Floor:

Landing

Approached by oak and glazed panelled feature stair case, radiator.

Bedroom Four

With three roof windows, full height window and Juliet balcony, radiator, built in plant room housing VentAxia clean air and heat recovery filtration unit.

Bedroom Five

With roof window, full height window and Juliet balcony, radiator.

En-suite Shower Room

With roof window, WC, wash hand basin, large shower cubicle, ceramic wall tiling, heated towel rail.

Outside:

Block paved driveway providing 4 on-site parking spaces including one under car port with 13A sockets and preparation for an electric car charging point, easily managed surrounding landscaped gardens including gravel surfaced areas, extensive tiled patio and decked entertaining terrace, vegetable planters.

Adjoining Garage

With electric remote control operated entrance door, rear pedestrian door, hot and cold water taps, electric light and power.

Services

Mains water, electricity, gas and drainage. Gas central heating with under floor heating provided to the ground floor and radiators to the upper floors. Clean air and heat recovery filtration system.

Tenure

Freehold.

Council Tax

Band E.

Energy Performance Certificate

B rating.

Viewing

By appointment with Hackney and Leigh's Keswick office.



Bedroom Four



Bathroom



View



Rear Elevation



View

Directions

From Cockermouth town centre proceed onto the B5292 heading towards Lorton. The entrance to the Courts is located on the left after approximately one mile from Cockermouth town centre.

What3words

///quickly.monkey.goodnight

Price

Offers in the region of £725,000 are invited.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT).

Meet the Team

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Viewings available 7 days a week
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dedicated viewing team
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4 The Courts, Cockermouth

Approximate Area = 2341 sq ft / 217.4 sq m (excludes void)

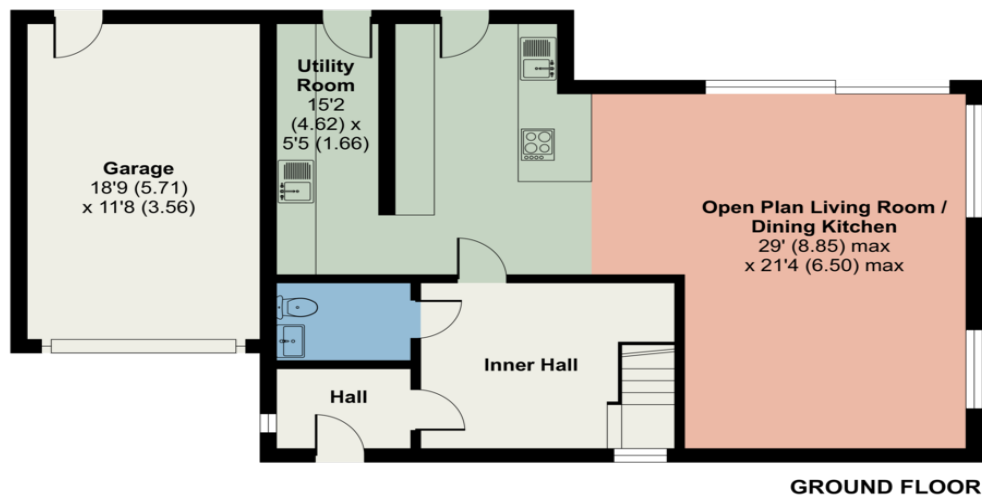
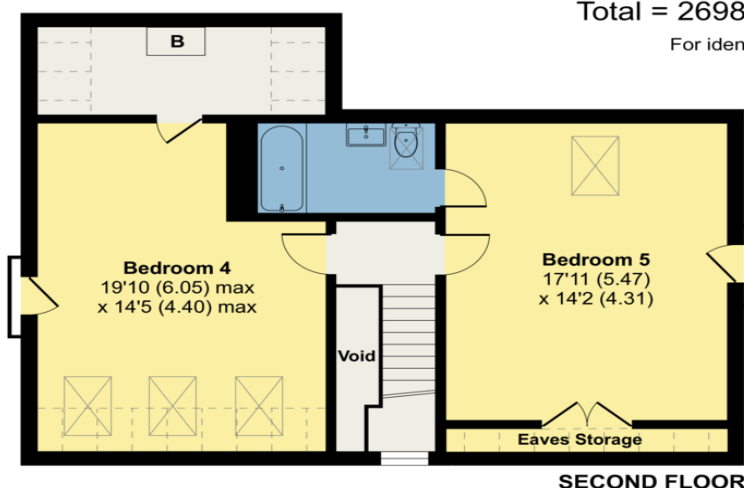
Limited Use Area(s) = 134 sq ft / 12.4 sq m

Garage = 223 sq ft / 20.7 sq m

Total = 2698 sq ft / 250.5 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1222362

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