



9 Challoner Street, Cockermouth – CA13 9QS  
£175,000

PFK



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 park which both facilitate riverside walks and thriving local restaurants, public houses, and all shops.

- Two bed mid terrace
- Beautifully presented & full of character
- Dining kitchen
- Rear courtyard garden
- No onward chain
- Tenure - leasehold
- Council tax - Band A
- EPC rating - TBC

A picture perfect, two bedroom, town centre, character cottage, situated in a Conservation Area of the town, beautifully presented and offering a deceptive amount of living space and a courtyard garden to the rear! Challoner Cottage has been used as a holiday let for a number of years, offering the capability to take on forward bookings, and is being sold with no onward chain.

The accommodation is immaculate and comprises: lounge with feature fire place, window seat and shutters, open plan dining kitchen with integral appliances and dining space for four, contemporary downstairs shower room and two double bedrooms.

The courtyard garden to the rear is a complete sun trap and also has access to the front of the property.

This is a fantastic opportunity for FTB, investors or someone looking for an easy to maintain bolthole in an excellent town centre location.







## ACCOMMODATION

### Lounge

10' 7" x 10' 10" (3.23m x 3.30m)

Accessed via wooden entrance door. Characterful, front aspect reception room with sliding sash window with window seat and working wooden shutters, picture rail, feature stone and brick fireplace with point for electric fire, built in storage cupboards, TV point and laminate flooring. Wooden door with stained glass insert to:-

### Open Plan Dining Kitchen

18' 2" x 10' 9" (5.53m x 3.28m)

Dining area offers dining space for four to six person dining table, feature tiled fireplace, feature bread oven, wall mounted shelving and built in, under stairs storage cupboards. A wooden door gives access to staircase leading to first floor accommodation.

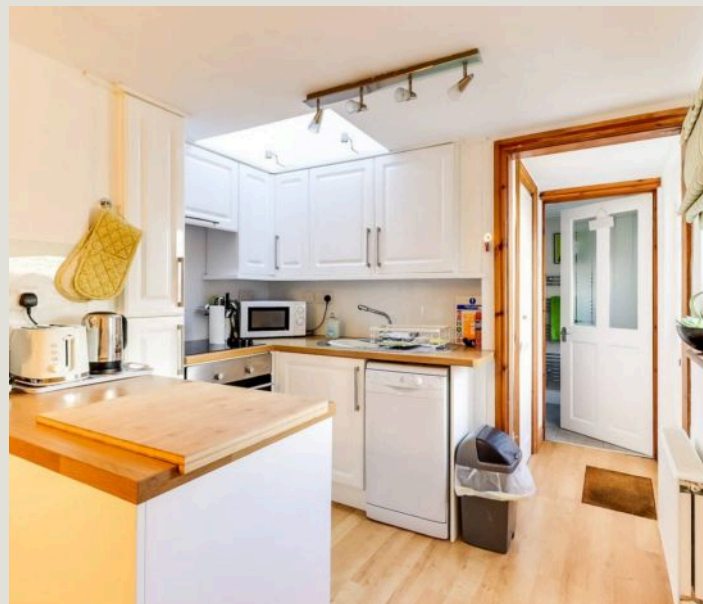
Kitchen area is fitted with a range of wall and base units in a white, high gloss finish with complementary butcher block style counter tops and stainless steel sink/drain unit with mixer tap. Four-burner, counter top mounted, ceramic hob with combination electric oven/grill and extractor fan over.

Space/power/plumbing for under counter fridge, freezer and slimline dishwasher. Spot and pendant lighting, Velux skylight and points for telephone/broadband. Laundry cupboard with space/power/plumbing for washing machine and tumble dryer. Wooden door providing access to the rear courtyard garden and wooden internal door to:-

### Ground Floor Shower Room

8' 9" x 7' 7" (2.67m x 2.31m)

Fitted with three piece suite comprising walk-in shower cubicle (electric shower), WC and wash hand basin set in high gloss, vanity storage unit. Vertical, heated chrome towel rail and tiled floor.







## FIRST FLOOR

### Landing

Providing access to two bedrooms. Access to loft space (via hatch).

### Bedroom 1

10' 3" x 10' 2" (3.12m x 3.11m)

Front aspect, light and airy, double bedroom with sliding sash window incorporating window seat. Built in storage cupboard (also housing gas combi boiler).

### Bedroom 2

9' 5" x 8' 4" (2.86m x 2.54m)

Rear aspect bedroom with built in storage cupboard.

## ADDITIONAL INFORMATION

### Directions

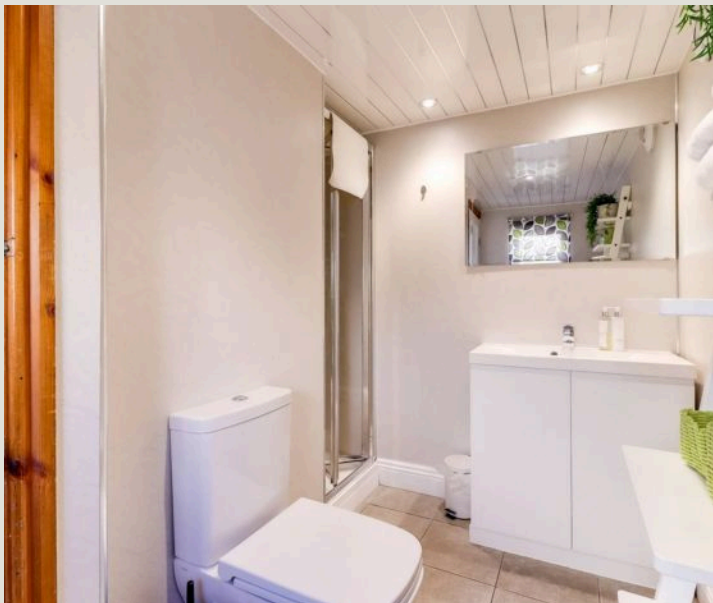
The property can be located using the postcode CA13 9QS. Alternatively by using [What3Words///punctuate.chickens.factory](https://www.what3words.com/punctuate.chickens.factory)

### Services

Mains electricity, gas, water & drainage; gas central heating; single glazing installed to the front of the property (Conservation Area) and double glazing to the rear. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Tenure & Ground Rent

The property tenure is leasehold with a term of 999 years from 1st June 1761. We understand that no ground rent is payable.





## EXTERNALLY

### Rear Garden

To the rear of the property there is an enclosed courtyard garden with steps leading up to a decorative, chipped seating area – ideal for outdoor dining or sitting out. A passageway, which has shared access with the two, adjoining properties, leads to the front of the cottages.

### Permit Parking

1 Parking Space

Parking is available on adjacent streets via resident's permit.







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## PFK Estate Agency Cockermouth

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