



28 Kirkgate, Cockermouth, CA13 9PJ

Guide Price £175,000

PFK

The Property

28 Kirkgate is a charming two-bedroom cottage nestled in the heart of historic Kirkgate, part of Cockermouth's Conservation Area and just a short stroll from the town centre.

Offered to the market with no onward chain, the property offers scope for improvement and the potential to create a characterful and cosy home.

The accommodation includes a lounge, kitchen with appliances, bathroom, and two double bedrooms — one of which enjoys a view over Cockermouth churchyard. There is also the intriguing possibility of creating a roof terrace on the flat roof accessed from the rear bedroom.

Outside, the property benefits from a private rear yard enclosed by high brick walls, making it an ideal space for outdoor dining.

With excellent potential as a holiday let or an easy-to-manage bolthole in a superb location, early viewing is highly recommended to avoid disappointment.





The Location & Directions

Situated on the historic Kirkgate part of Cockermouth, approximately five minutes walk to the town centre with its variety of local shops including bars, cafes, restaurants and a variety of independent stores, and local, highly rated primary and secondary schools.

Directions

The property can easily be found on Kirkgate, using postcode CA13 9PJ and looking for No 28 on the door.

Tenure: Freehold

Council Tax: Band A

EPC rating D



GROUND FLOOR

Entrance Hallway

16' 5" x 5' 11" (5.00m x 1.80m)

Lounge

15' 9" x 9' 2" (4.80m x 2.80m)

With front facing window, gas fire & stained glass window opening up into the kitchen space.

Downstairs Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)

The bathroom features fully tiled walls and a three-piece suite comprising a pedestal wash basin, WC, and a bath with shower over. A small, square obscured window to the rear.

Kitchen

6' 11" x 8' 10" (2.10m x 2.70m)

Compact kitchen fitted with matching base and wall units, stainless steel sink with drainer, stained glass window through to the lounge, and a wooden door leading out to the rear yard.

FIRST FLOOR

Landing

3' 11" x 4' 7" (1.20m x 1.40m)

Bedroom 1

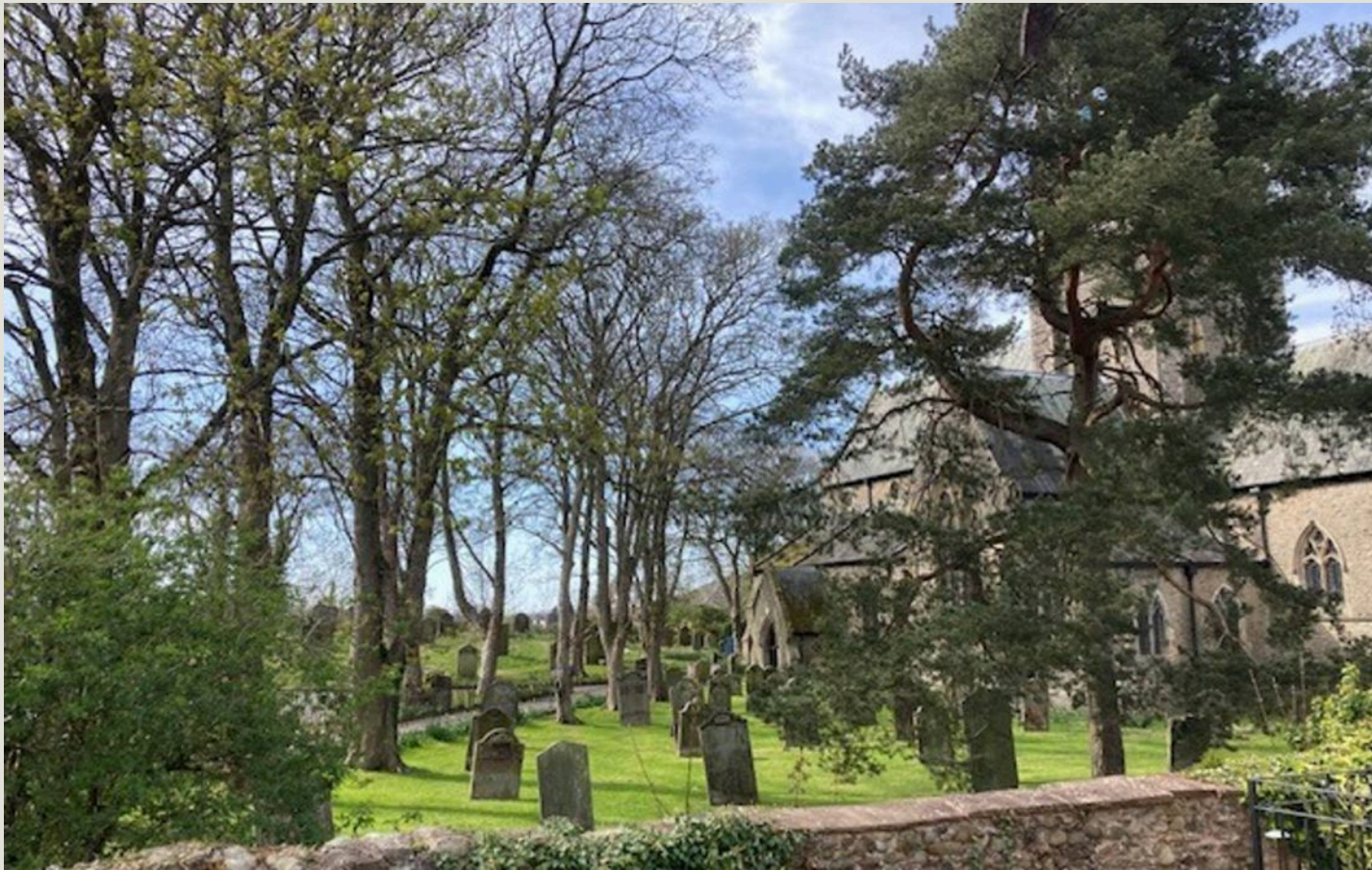
15' 5" x 10' 2" (4.70m x 3.10m)

A spacious room running from front to back, with windows to both aspects and built-in storage. The rear window offers the potential to install French doors, opening out onto a roof terrace that would provide lovely views over Cockermouth churchyard.

Bedroom 2

Double room with rear aspect window & loft access.





EXTERNALLY

Yard

A private, fully secure outdoor space, perfect for alfresco dining. There are no owned parking spaces with this property, but residents are eligible for a free parking permit from Cumberland Council.

ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

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 : Napthens 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 2024 was £221.00; 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.





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Approximate total area^a

588.77 ft²

54.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360




Very energy efficient - lower running costs

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>66</p>	<p>90</p>

England, Scotland & Wales

EU Directive 2002/91/EC





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