



25 Kirkgate, Cockermouth, CA13 9PJ

Offers in Region of £425,000

PFK

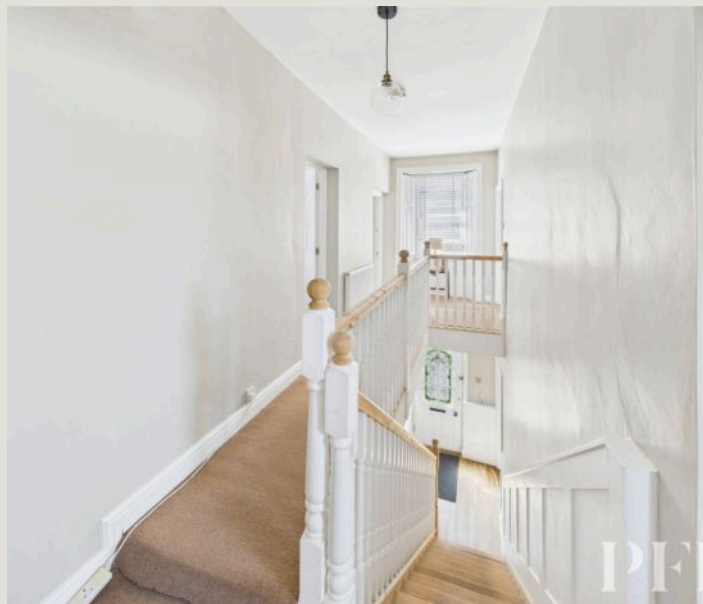
The Property

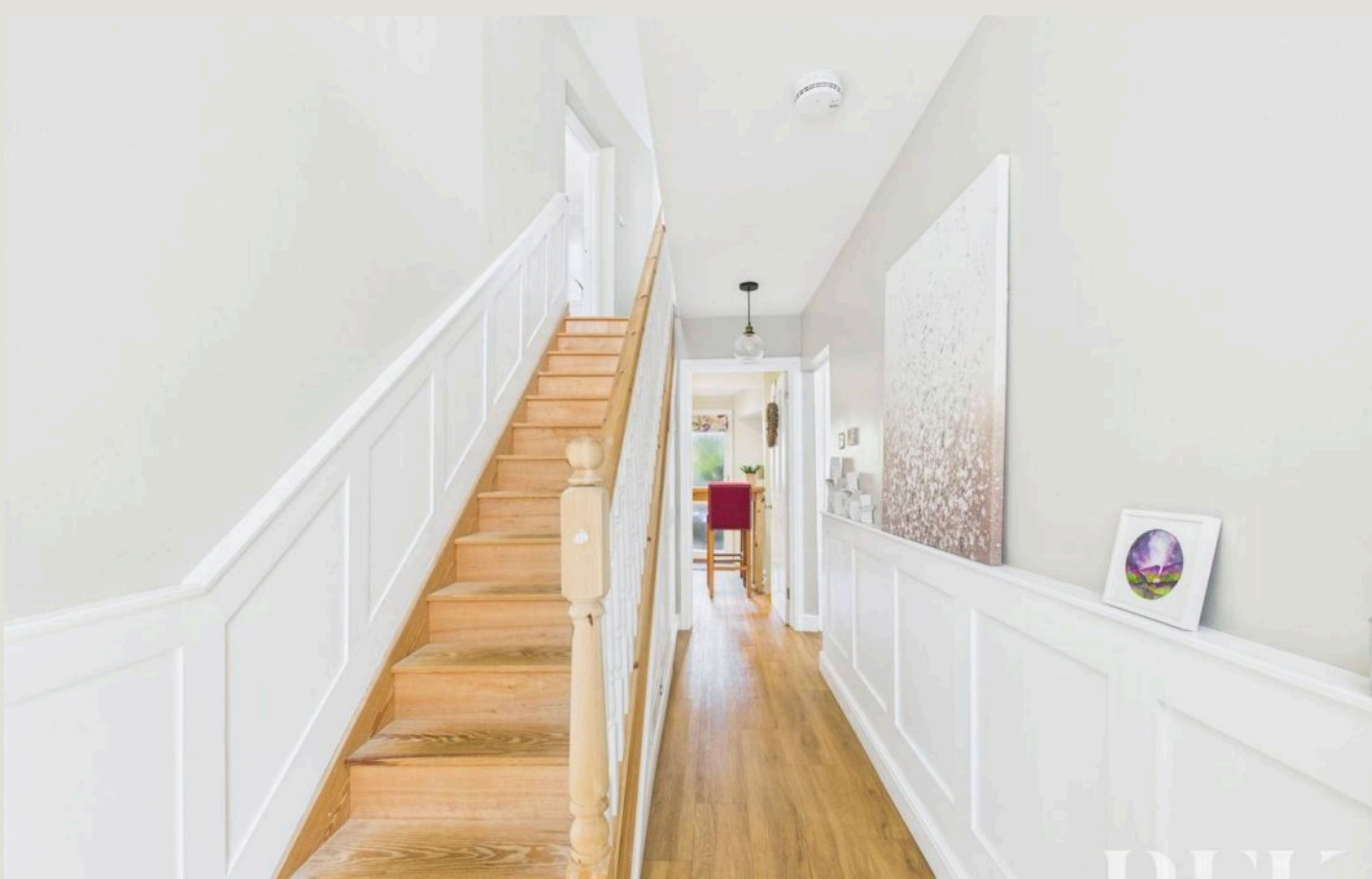
A perfect example of a beautiful Georgian home, sat within the sought after historic, Kirkgate part of Cockermouth, close to the town centre and surrounded by pretty cobbled courtyards and the charming All Saints Church. 25 Kirkgate is a stunning four bed, three bath, two reception family sized home which enjoys a delightful range of character features and flexible accommodation which could allow for annexe living or holiday let accommodation subject to requirement.

Having undergone a programme of refurbishment during the current ownership, the house has been tastefully and sympathetically upgraded, in keeping with the Georgian era features evident throughout the home, creating a warm and welcoming home, perfect for a family or even downsizers wanting a home with excellent access to the town centre.

The accommodation comprises; lounge with open fire, wood panelling and dining space for 8, second reception room which offers flexibility as a formal dining room, ground floor bedroom or playroom, breakfast kitchen with integral appliances, second kitchen with stone flooring (installed as part of annexe holiday let accommodation) ground floor shower room, principal bedroom with built in wardrobes and ensuite shower room, two further double bedrooms, a large single bedroom and three piece bathroom.

Externally there is onstreet parking, with offstreet parking on the adjacent cobbled courtyard, and an easy to maintain courtyard garden to the rear.





The Location & Directions

Cockermouth, Cockermouth

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 sits just up the hill from The Bitter End pub.

Tenure: Leasehold

Council Tax: Band C

EPC rating D



ACCOMMODATION

Entrance Hall

Accessed via wooden external door with stained glass inserts. Stairs to first floor with built in understairs storage cupboard, oak flooring, partially panelled walls.

Lounge

Light and airy front aspect room with two sliding sash windows, ornate plaster coving, exposed oak beams, panelled walls with built in storage, Georgian buffet niche, open fire with cast iron surround, space for an 8 person dining table, point for TV.

Kitchen

Rear aspect room fitted with a range of base units in a contemporary shaker style finish with complementary butcher block style counter top and upstand. Twin bowl ceramic sink with mixer tap, integral dishwasher, fridge and freezer, point for free standing gas range with tiled splash back, built in storage cupboard, space for a two person dining table, oak flooring, UPVC door to garden.

Second Reception Room

Dual aspect high ceilinged room, gas fire with marble surround and fireplace, wall mounted lighting, exposed oak beams.

Second Kitchen

Side aspect room with stone flagged floor, range of base and wall units in a contemporary shaker style finish, stainless steel sink with mixer tap and drainage board. Four burner counter top mounted gas hob, separate electric oven/grill, tiled splash back, feature fire place, built in storage and wall mounted shelving, exposed oak beams, spot lighting, wooden external door. Door to shower room.



Downstairs Shower Room

Three piece suite comprising shower cubicle with mains powered shower, rain drop shower head and hand held attachment, WC and wash hand basin, vertical heated towel rail, stone flagged flooring, spot lights and exposed oak beams.

FIRST FLOOR LANDING

Light and airy dual aspect, pendant lighting and wooden doors to all rooms.

Principal Bedroom

Beautiful, light and airy front aspect large double bedroom, with feature fireplace, built in wardrobe, point for TV and ensuite shower room.

Ensuite Shower Room

Three piece suite with walk in shower cubicle, mains powered shower with rain drop shower head and hand held attachment, WC and wash hand basin, heated chrome towel rail.

Bedroom 2

Side aspect double bedroom with built in double wardrobe, feature fire place and point for TV.

Bedroom 3

Side aspect double bedroom.

Bedroom 4

Side aspect large single bedroom.

Bathroom

Dual aspect room with three piece suite, mains powered shower over bath, WC and wash hand basin. Chrome heated towel rail, tiled wall, partially wood panelled walls, laminate flooring.



ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; gas central heating; 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. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

Leasehold

The property is leasehold with a historic 999 year Cockermouth lease in place (735 years remaining), with no ground rent or service charges applicable.





EXTERNALLY

Rear Garden

To the rear of the property is a completely enclosed courtyard garden which is a real sun trap with large decorative chipped area and planted borders, space for al fresco dining and seating area. Gated right of way access over the courtyard garden of the adjacent properties.

ON STREET

There is on street parking available in the area subject to a residents' permit. There is also off street parking immediately adjacent to the property within the cobbled courtyard of Kirkgate.





Floor 0

Approximate total area⁽¹⁾

1840 ft²

171.1 m²



Floor 1

(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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	57	76

England, Scotland & Wales

EU Directive
2002/91/EC





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