



Fern Cottage, Papcastle, Cockermouth, CA13 0JT

Guide Price £385,000

PFK

Fern Cottage

The Property:

Set within the charming village of Papcastle, a stone's throw from the heart of Cockermouth, this distinctive detached cottage offers a stylish yet characterful place to call home. Blending period features with tasteful modern upgrades, the property delivers a rare mix of rural peace and everyday practicality.

Inside, the ground floor impresses with a bright, open plan living and dining space, brought to life by a striking exposed stone wall and a wood burning stove - ideal for cosy nights in or entertaining in style. The adjoining kitchen has been finished to a high standard with sleek, modern units and includes a handy utility area, creating a functional and well connected layout. Upstairs, you'll find two spacious double bedrooms and a third room which could easily serve as a home office, guest room or hobby space. A well appointed bathroom, complete with stylish tiling, completes the accommodation.

At the rear, a private, low maintenance patio garden provides a peaceful space to relax or dine outdoors, embracing the tranquil village setting. To the front, a charming paved area offers another pleasant spot to enjoy village life. Gated side access is available, perfect for motorbikes, bicycles, or very small cars, along with a handy garden shed.

With its combination of traditional charm and modern finish, this is a wonderful opportunity for anyone seeking a home in a sought after village location, just moments from local shops and amenities.





Fern Cottage

Location & directions:

Papcastle is a picturesque and historic village set just a short distance from the market town of Cockermouth. Surrounded by rolling countryside and enjoying a peaceful rural setting, the village offers a quiet lifestyle with easy access to local amenities, shops, and schools in nearby Cockermouth. Known for its charming stone built homes and strong community feel, Papcastle is ideally placed for those seeking village life without feeling remote, with excellent access to the Lake District National Park and the wider west Cumbrian region.

Directions

The property is easily located in the heart of Papcastle using the postcode CA13 0JT or via What3Words: ///baguette.dress.neutron.



- Charming & historic village near Cockermouth
- Detached character cottage
- Bright open plan living/dining with exposed stone wall & log burner
- Stylish modern kitchen
- Low maintenance patio garden
- Council Tax Band D
- EPC Rating D
- Tenure: Freehold

ACCOMODATION

Lounge/Diner

14' 10" x 19' 8" (4.53m x 6.00m)

Access is via a UPVC entrance door. A spacious and characterful reception room featuring an exposed stone wall, original bread oven feature, and a log burning effect gas stove with mantel and surround. The room is finished with wood effect flooring and benefits from two windows offering pleasant village views. There's ample space for sofas and a 4-6 seater dining table. The room also leads to a small hallway with a useful understairs storage cupboard.

Kitchen

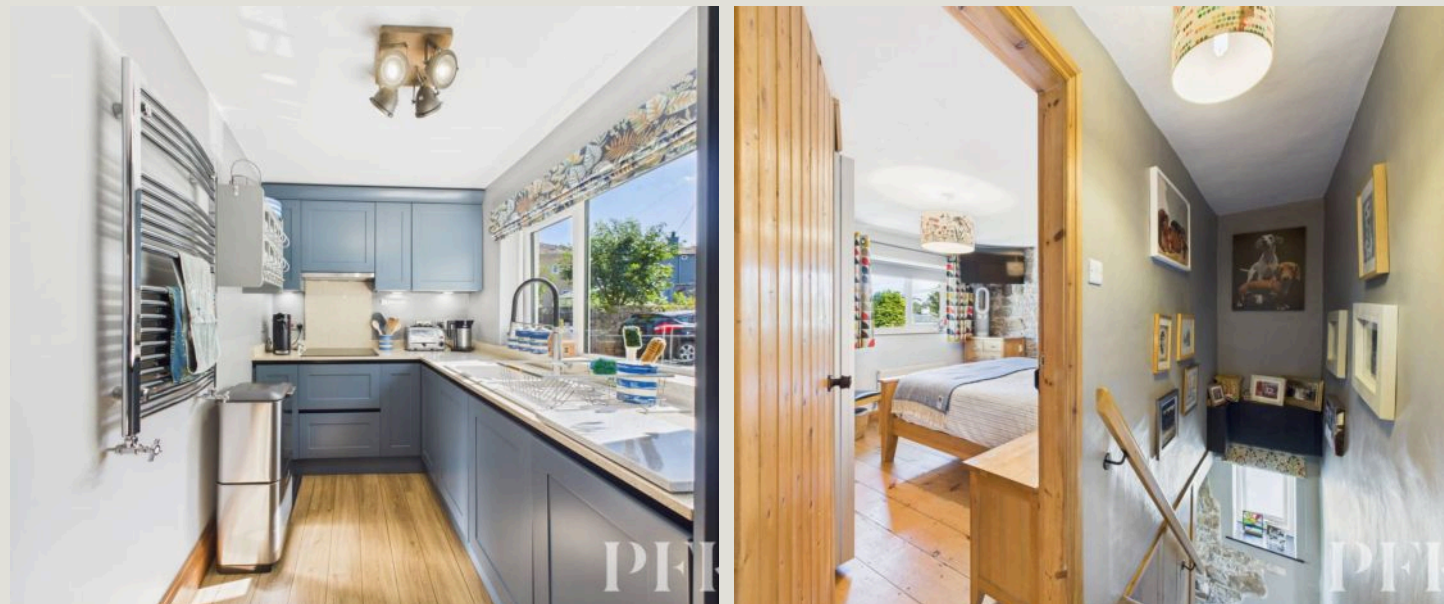
6' 2" x 12' 5" (1.87m x 3.78m)

A stylish and well designed kitchen featuring sleek dove grey blue handleless cabinets, complemented by a contrasting quartz worktop. It includes a composite 1.5 sink with drainer and flexible mixer tap, set beneath a rear facing window. Appliances include an electric hob with a Neff extractor above and dual ovens, integrated dishwasher, with space for a fridge freezer. A heated towel rail adds a handy touch, while the same wood effect flooring continues through from the living space. The kitchen enjoys an open aspect into the adjoining utility area.

Utility Room

5' 9" x 7' 3" (1.75m x 2.21m)

The utility room continues the kitchen's sleek design, with matching dove grey blue units and the same quartz worktop for a cohesive look. It features a wine cooler, space and plumbing for a washing machine, a window overlooking the garden, and a UPVC door providing access to the outside. Additional storage options are also within the room.



FIRST FLOOR

Bedroom 1

11' 8" x 11' 9" (3.55m x 3.59m)

A generous double bedroom featuring an exposed brick wall, and a front facing window providing natural light.

Bedroom 2

11' 7" x 7' 7" (3.53m x 2.30m)

A good sized double room with window to front.

Bedroom 3

5' 10" x 10' 10" (1.79m x 3.30m)

Currently used as a home office, this room benefits from a rear facing window and offers useful storage options.

Bathroom

6' 7" x 8' 9" (2.00m x 2.67m)

Stylish, high quality bathroom featuring half tiled walls, mosaic style flooring, an obscured window, bath, WC, wash hand basin, heated towel rail, and separate shower cubicle.



EXTERNALLY

Garden

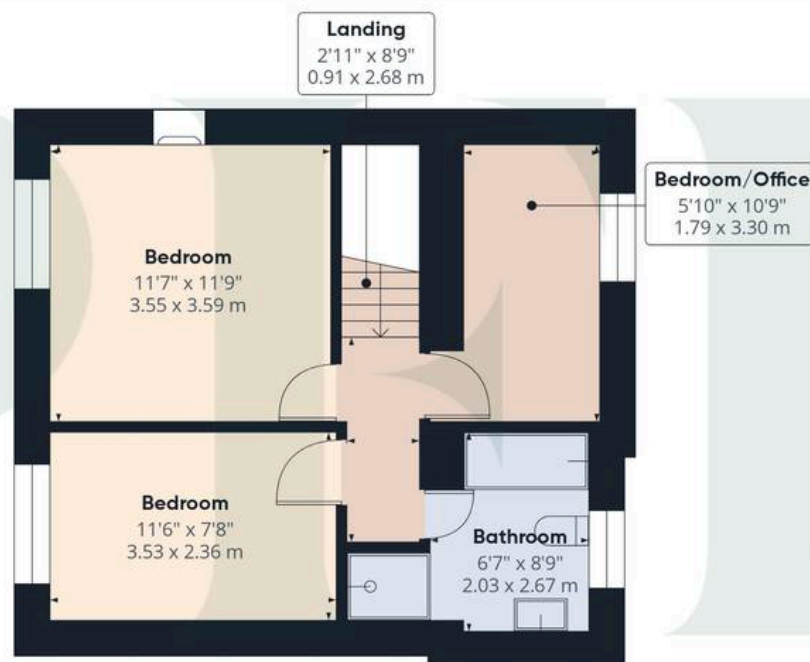
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Floor 0



Floor 1

Approximate total area⁽¹⁾

794 ft²

73.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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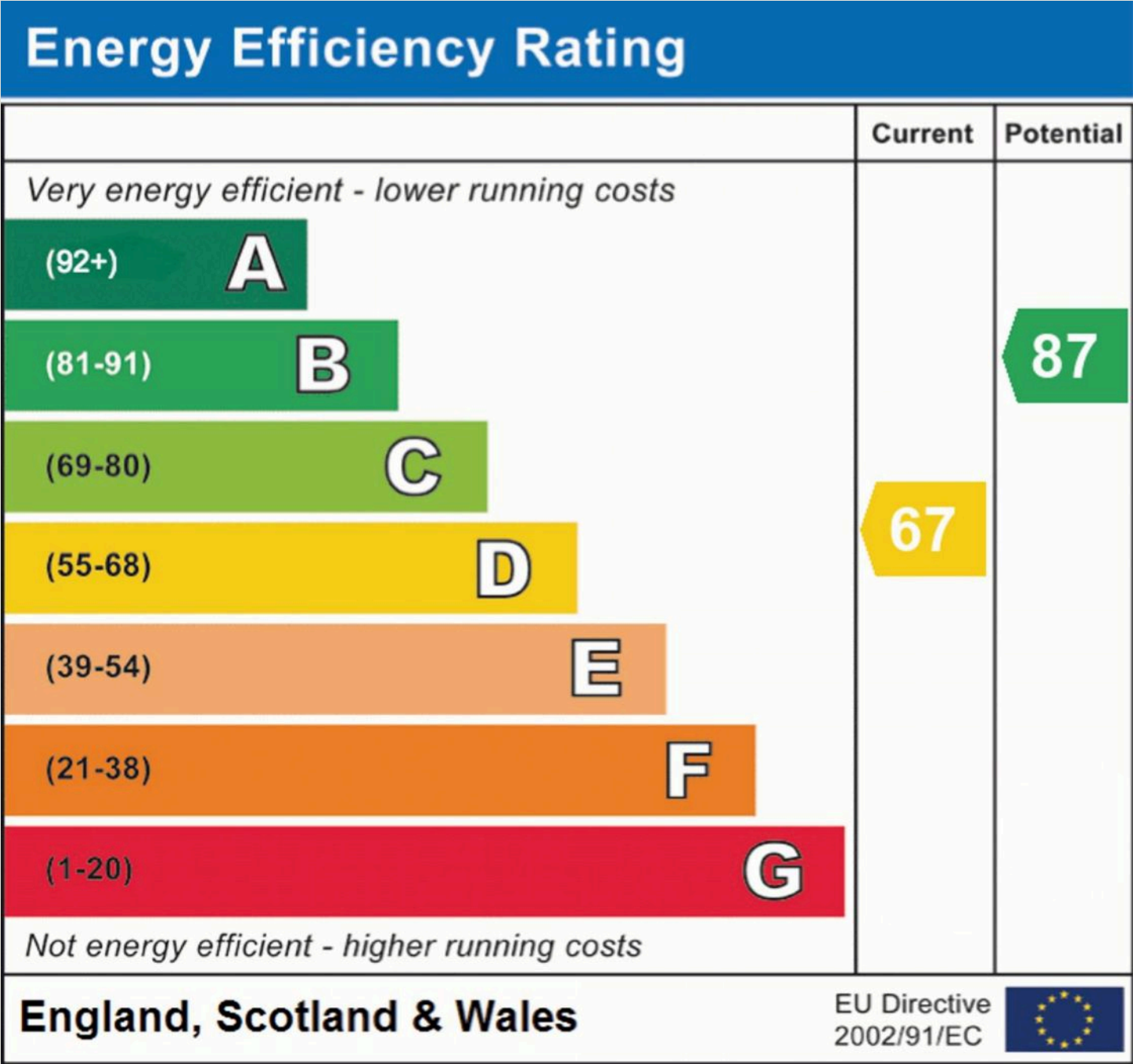
ADDITIONAL INFORMATION

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 : Naphthens 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.





Pfk Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

Pfk

