



Fellbarrow, Papcastle, CA13 0JT

Guide Price £450,000

PFK

Fellbarrow

The Property

Tucked away in an elevated spot within a desirable village of Papcastle, this spacious and versatile detached dormer bungalow offers generous accommodation, landscaped gardens, and superb privacy, all with the added benefit of no onward chain.

Set over several levels, the property provides flexible living space, ideal for families. From the front, the layout includes an entrance hall and side hallway leading to two principal bedrooms, both with en-suite shower rooms, a separate family bathroom and a small store room. A comfortable and large lounge and separate dining room provide excellent reception spaces, with a rear hallway giving access to a bright conservatory and a well-equipped kitchen diner. Upstairs are two further bedrooms, completing a layout that can adapt to changing needs over time.

Outside, the property enjoys mature gardens with thoughtfully planted borders, established beds, and multiple patio areas for relaxing or entertaining. A driveway and garage provide practical off-street parking.

Well situated within a highly regarded community and offering space, privacy and a rare blend of convenience and charm.





Fellbarrow

Location & Directions

Papcastle is a charming and historic village located just outside Cockermouth, set on a gentle hillside above the River Derwent. Known for its Roman heritage and peaceful surroundings, the village offers a strong sense of community and attractive countryside views. With easy access to the amenities of Cockermouth and excellent transport links to the Lake District and West Coast, Papcastle combines rural character with everyday convenience – an ideal setting for those seeking a quieter pace of life without feeling remote.

Directions

The property is easily located in the middle of the village, or even more conveniently using the What3Words location:

///sweetened.modes.mincing



- 4-bed detached dormer bungalow in Papcastle
- Incredibly spacious
- No onward chain
- Mature gardens
- EPC D
- Lounge, dining room, kitchen diner, conservatory
- Council Tax Band F

ACCOMODATION

Hallway

Lounge

13' 9" x 13' 0" (4.20m x 3.97m)

Hallway

Bedroom 1

11' 5" x 19' 8" (3.49m x 6.00m)

En-Suite

4' 11" x 6' 11" (1.50m x 2.10m)

Bedroom 2

11' 1" x 11' 0" (3.38m x 3.35m)

En-Suite

4' 0" x 6' 2" (1.23m x 1.89m)

Bathroom

8' 10" x 6' 7" (2.70m x 2.00m)

Store Room

8' 10" x 3' 3" (2.69m x 0.98m)

Dining Room

14' 11" x 9' 2" (4.55m x 2.80m)

Utility Room

8' 0" x 9' 0" (2.45m x 2.75m)

Sun Room

12' 10" x 6' 0" (3.92m x 1.82m)

Kitchen

12' 8" x 18' 0" (3.86m x 5.48m)

FIRST FLOOR LANDING

2' 11" x 10' 10" (0.89m x 3.31m)

Bedroom 3

12' 6" x 8' 2" (3.81m x 2.50m)

Bedroom 4

9' 2" x 10' 11" (2.80m x 3.33m)





GARDEN

Driveway

3 Parking Spaces

Garage

Single Garage

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. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.







Floor 0



Floor 1

PFK

Approximate total area²⁰1953 ft²181.3 m²

Reduced headroom

115 ft²10.7 m²

(1) Excluding balconies and terraces

Reduced headrooms

Below 5 ft/1.5 m

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

DRAFTE 340

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>	69	80

England, Scotland & Wales

EU Directive 2002/91/EC



PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

PFK

