



Derwent, Mockerkyn Mews, CA13 0ST

Guide Price **£150,000**

PFK

Derwent

The Property:

A comfortable two bedroom ground floor apartment, sat within a small development on the edge of the rural village of Mockerkinn, just a stones throw from the Lake District National Park boundary and the beautiful Loweswater, Crummock and Buttermere lakes, as well as the high fells surrounding them.

The accommodation is immaculately presented and comprises; lounge-dining room with space for a three piece suite, four person dining table and sliding doors to the communal gardens, kitchen with integral fridge and plumbing for washing machine, principal bedroom with built in wardrobes and ensuite shower room, second double bedroom and three piece bathroom with a shower over the bath.

Externally there is a dedicated parking space in the communal car park, as well as a visitors space, and a communal courtyard garden.

A perfect holiday let or bolt hole in an excellent location, an early inspection is a must.





Derwent

Location & directions:

Sit within a quiet small development on the edge of the rural village of Mockerkin, the National Park boundary sits approximately a mile outside the village, with Loweswater, Crummock and Buttermere all within five miles of the door step. Cockermouth is a short 10 minute drive, as is Workington.

Directions

From the main Cockermouth roundabout, on the A66, take the Egremont road, A5086. After approximately three miles turn left, signposted Mockerkin. On entering the village take the first left and then proceed across the crossroads, taking the second to last driveway on the right hand side into the car park.

- Two bed ground floor apartment
- Ensuite and family bathroom
- Close to Lake District National Park
- No chain
- Ideal investment property or bolthole
- Council Tax: Band C
- Tenure: Leasehold
- EPC rating D



ACCOMMODATION

Entrance Hall

12' 9" x 3' 2" (3.88m x 0.97m)

Accessed via UPVC door with double glazed inserts. Built in storage cupboards.

Lounge-Dining Room

15' 7" x 11' 11" (4.75m x 3.62m)

Light and airy dual aspect room with sliding doors to the communal garden, space for three piece suite and four person dining table, timber clad walls and point for TV.

Kitchen

8' 2" x 5' 9" (2.49m x 1.75m)

Rear aspect room comprising a range of base and wall units in a white high gloss finish with complementary black granite effect counter top. Composite sink with drainage board and mixer tap, four burner counter top mounted ceramic hob with separate electric combi oven grill, integral fridge, plumbing for under counter washing machine, tiled splash back.

Bedroom One

11' 7" x 7' 6" (3.54m x 2.29m)

Rear aspect double bedroom with timber clad walls, built in wardrobes and door to ensuite shower room.

Ensuite Shower Room

6' 4" x 5' 9" (1.94m x 1.75m)

Rear aspect room with corner quadrant shower cubicle and electric shower, WC and wash hand basin, tiled splash back.

Bedroom Two

11' 7" x 8' 9" (3.53m x 2.67m)

Side aspect double bedroom with timber clad walls.

Bathroom

6' 3" x 6' 3" (1.90m x 1.90m)

Rear aspect room comprising three piece suite; bath with shower over, WC and wash hand basin, chrome heated towel rail, tiled walls and floor.





EXTERNALLY

Communal Garden

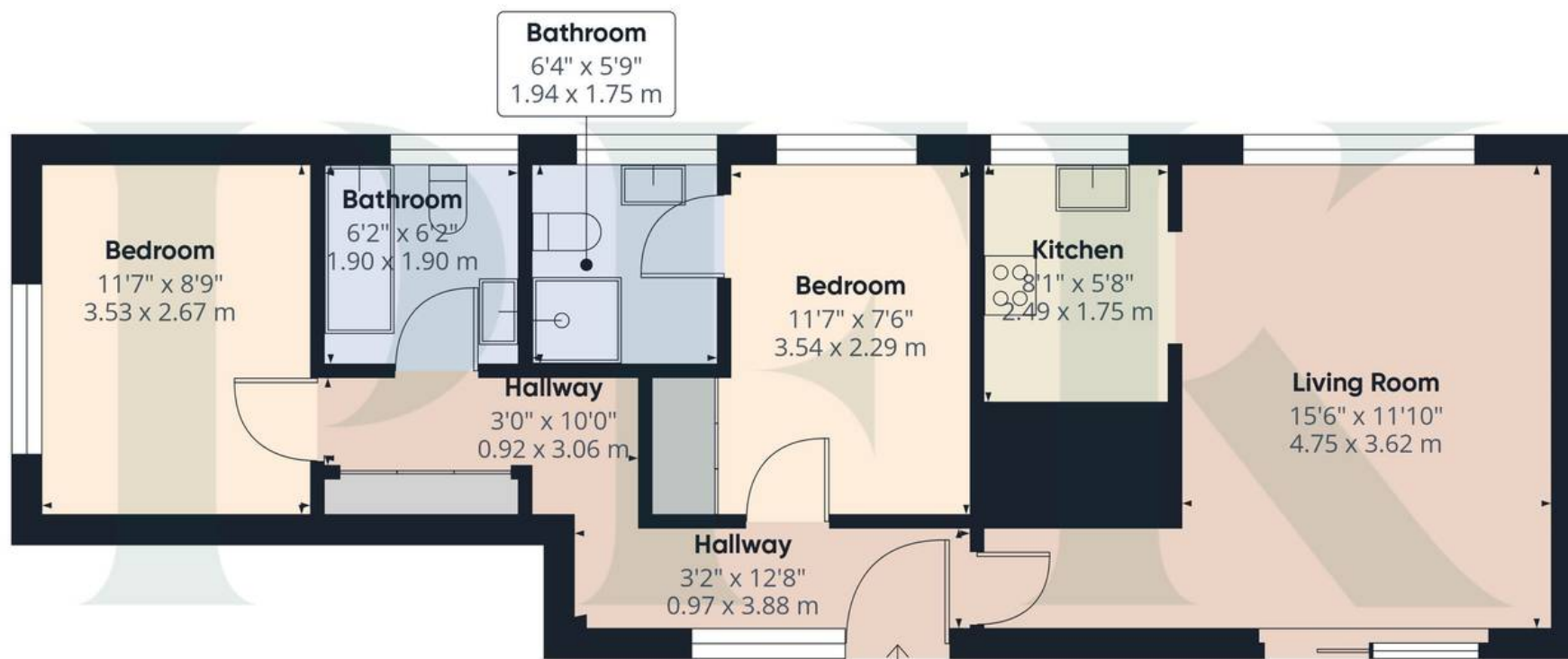
A large communal courtyard area with picnic benches and decorative chippings.

ALLOCATED PARKING

1 Parking Space

The property has one allocated parking space and a communal visitors space.





Approximate total area⁽¹⁾

631 ft²

58.5 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

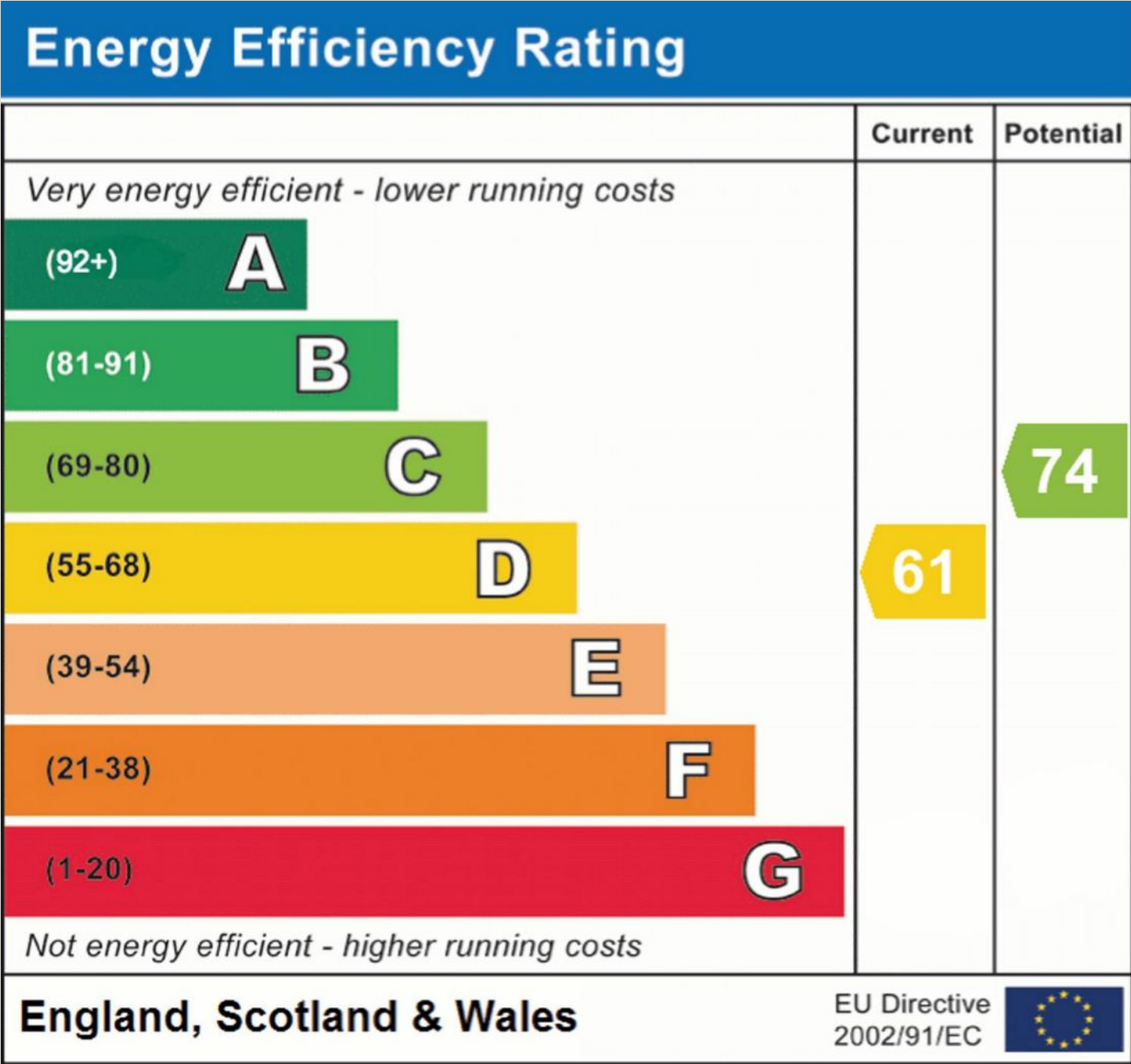
Mains electricity, water & drainage. Electric storage heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient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

Lease Information

The property is Leasehold with the Lease being granted in 1998 for a period of 999 years. Management charges approx £200 per year. Buildings insurance for 2025 – £188.83.

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

