



13 St. Helens Street, Cockermouth, CA13 9HX

Guide Price: £265,000

PFK

13 St. Helens Street

The Property

Sit within the historic St Helens Street, just a stones throw from the Market Place and Cockermouth town centre, this well appointed Grade II listed, three bedroom end terrace offers spacious, light and character filled accommodation, with a beautiful sun trap rear garden making it a perfect home for couples, families and downsizers alike.

The accommodation offers flexible living thanks to its two reception rooms and is extremely well presented, comprising; lounge with multi fuel stove and exposed beams, dining room with feature stone wall and dining space for an eight person table, kitchen with door to garden, three double bedrooms and a four piece bathroom.

Externally there is onstreet parking to the front, whilst to the rear is a suntrap, south facing garden laid to patio seating areas, mature raised beds, perennials, shrubbery and trees, lawned area and outside storage buildings. A fantastic haven so close to the town centre, yet immensely peaceful.





13 St. Helens Street

Location & Directions

Cockermouth is a small market town located in the Lake District, Cumbria, in the northwest of England. It sits at the confluence of the rivers Cocker and Derwent, just a short drive from the edge of the National Park. The town is approximately 10 miles west of Keswick and about 20 miles from the coast, offering a peaceful yet accessible location with beautiful surrounding scenery.

Directions

From the Cockermouth office on Main Street head east towards Market Place, at Market Place turn right and follow the road into St Helens Street where the property can be found on the right hand side.

- Beautiful three bed end terrace
- Grade II listed period home with character
- Two reception rooms
- Off town centre location
- Private sun trap garden
- EPC Band D
- Tenure Freehold
- Council Tax Band C



ACCOMMODATION

Entrance Hall

15' 9" x 4' 0" (4.79m x 1.21m)

Accessed via wooden external door with glazed inserts, exposed beams, tiled flooring, half spiral stairs to first floor.

Lounge

14' 11" x 11' 11" (4.54m x 3.62m)

Front aspect room with exposed beams and wall mounted lights. Multifuel stove in recessed fireplace.

Dining Room

11' 9" x 11' 11" (3.57m x 3.64m)

Front aspect room with feature stone wall, window seat, exposed beams and dining space for an eight person table.

Kitchen

9' 2" x 8' 8" (2.79m x 2.64m)

Dual aspect room with uPVC door and double glazed inserts leading to garden. Kitchen comprises a range of base and wall units in a contemporary shaker style cream finish and complementary wood effect countertop. Stainless steel sink with drainage board and mixer tap. Four burner countertop mounted gas hob with separate electric oven and extractor fan over. Plumbing for under counter washing machine and slimline dishwasher, tiled flooring.

FIRST FLOOR LANDING

3' 7" x 12' 7" (1.09m x 3.84m)

Exposed beams, rear aspect window, loft access via hatch.

Bedroom 1

15' 3" x 9' 10" (4.65m x 3.00m)

Front aspect large double bedroom, exposed beam, space for triple wardrobe.

Bedroom 2

11' 2" x 8' 11" (3.40m x 2.71m)

Front aspect double bedroom.



Bedroom 3

15' 2" x 9' 5" (4.63m x 2.87m)

Dual aspect double bedroom.

Bathroom

9' 3" x 8' 6" (2.81m x 2.60m)

Rear aspect room comprising a four piece suite: walk in shower cubicle with mains powered shower, WC, wash hand basin and bath. Built in storage cupboard, heated towel rail, spot light.

EXTERNALLY

Garden

To the rear of the property is a private and enclosed, south facing suntrap garden. With lawned area, patio seating areas, mature raised beds, perennials, shrubbery, trees and two storage outbuildings.







Floor 0



Floor 1

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Approximate total area^m

1030 ft²95.8 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.

DRAFTE 360

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>	59	101

England, Scotland & Wales

EU Directive 2002/91/EC



ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: 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. All figures quoted are inclusive of VAT.





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