



3

Bedrooms

1

Bathroom



PROPERTY DESCRIPTION

Parkside Cottage is a great opportunity to purchase and transform this 3-bedroom terraced cottage into a great home. With lovely views towards the fells, quite village location and great transport links to the city of Carlisle in the north and the towns of Cockermouth and Workington to the west, Parkside Cottage is the ideal property for those looking to put their own stamp on a home.

The ground floor compromises a good-sized reception room with open fire, a kitchen/diner with walk-in cupboard under the stairs and access to the rear of the property.

The first-floor compromises 3 good sized double bedrooms, all with lovely views towards the fells or surrounding area, and the house bathroom. The bathroom contains a 3-piece suite.

To the rear of the property is a yard and a large stone-built storage shed. The ground floor of this is included in this title, the first floor is included in the title of the adjoining property.

Bothel sits close to the A595, ideal for those looking to commute to Carlisle, Cockermouth, Workington or beyond, or simply for those looking to explore the nearby lakes and fells. Bothel itself benefits from a primary school, pub and a village hall.

Parkside Cottage is offered to the market with **no onward chain**.

METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents:

**Mitchells Land Agency, Lakeland Livestock Centre, Cockermouth,
Cumbria, CA13 0QQ**

Tel: 01900 822016

Email: info@mitchellslandagency.co.uk

SERVICES

The property benefits from mains electricity, water and drainage. Heating is supplied via solid fuel. A hot water tank is present in the cupboard next to the house bathroom.

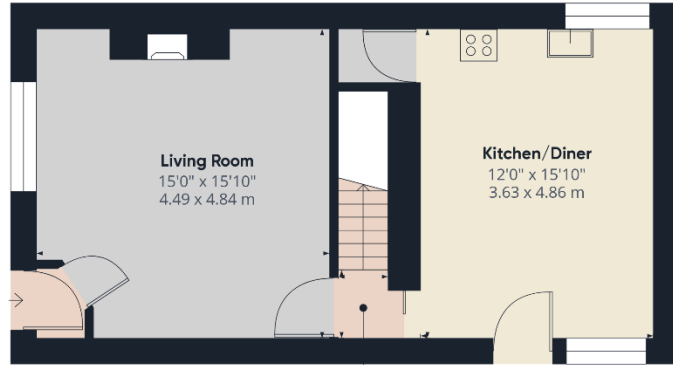
VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

LOCATION



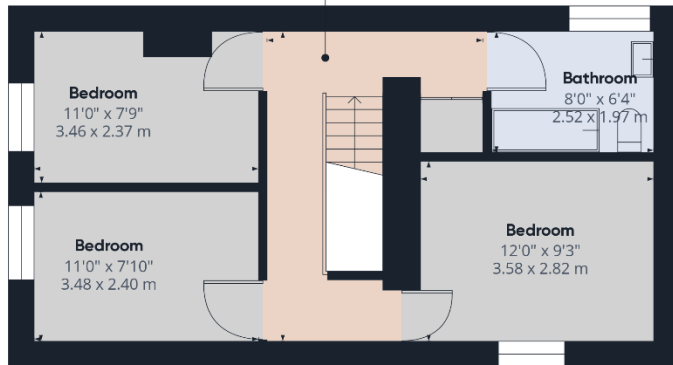
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Hallway
3'0" x 3'7"
0.85 x 1.09 m

Floor 0

Landing / Hallway
11'0" x 16'0"
3.26 x 4.87 m



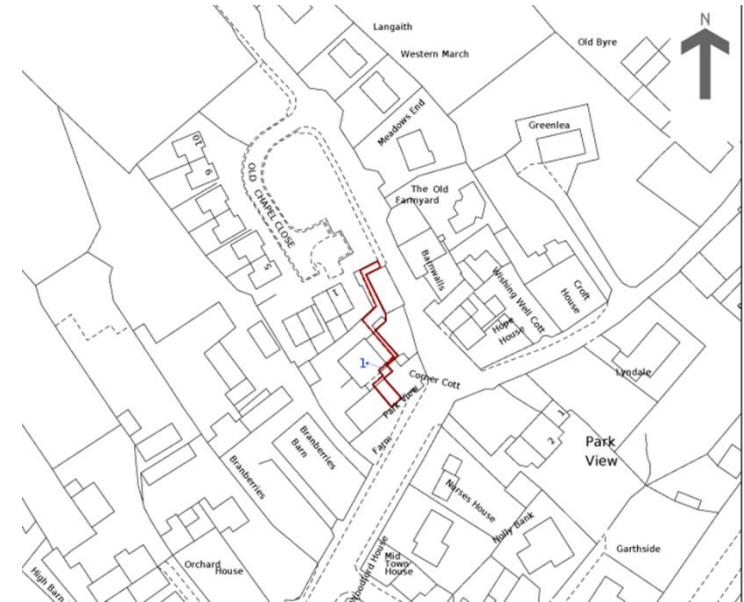
Floor 1

Approximate total area[®]
914.29 ft²
84.94 m²

(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.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

