



2

Bedrooms

1

Bathroom







PROPERTY DESCRIPTION

Welcome to 63, Kirkgate, Cockermouth. A tastefully renovated 2-bedroom end terrace cottage located in a popular residential area of Cockermouth. Previously used as a successful 'Air B&B' holiday cottage, this property offers potential purchasers a fantastic opportunity to expand their buy-to-let portfolio or for first time-buyers to get onto the property ladder.

63, Kirkgate comprises of a warm and welcoming living/dining room to the front of the property, with views to the front garden and Kirkgate. The living/dining room benefits from a wood burning stove, dual aspect windows and a lovely handcrafted 'breakfast nook'.

To the rear is the kitchen with underfloor heating, modern units, fitted appliances and stylish opening shelving. There is access from the kitchen to the rear patio garden and outbuildings.

The outbuildings have plumbing for a washer/dryer and space to use as additional storage.

The stone spiral staircase, with understairs pantry and bespoke stain glass window, leads to the two double bedrooms, with original features such as exposed beams, at the front of the property and the modern house bathroom to the rear. The bathroom benefits from a walk-in double shower and bath. The property also benefits from a boarded loft which is accessible via loft stairs located in the second bedroom.

Cockermouth is a market town located near to the Lake District National Park and has an array of local amenities, including independent cafes/restaurants, shops, post office and larger supermarkets. Cockermouth has good transport links to the Lake District National Park and wider county, making a great retreat and base to explore the county.

MEASUREMENTS

Living/Dining Room 4.45 x 5.55m

Featuring a wood burning stove and dual aspect windows

Kitchen 2.13 x 2.68m

Featuring underfloor heating, fitted units and integrated appliances

Bedroom 4.55 x 2.29m

Featuring build-in storage, fireplace and exposed beams

Bedroom 4.58 x 2.50m

With loft access

Bathroom 2.46 x 2.62m

Featuring bath, double walk-in shower, WC and WHB

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 Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ

Tel: 01900 822016

Email: info@mitchellsestateagency.co.uk

SERVICES

The property benefits from mains electricity, water and drainage. Central heating is providing by gas.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

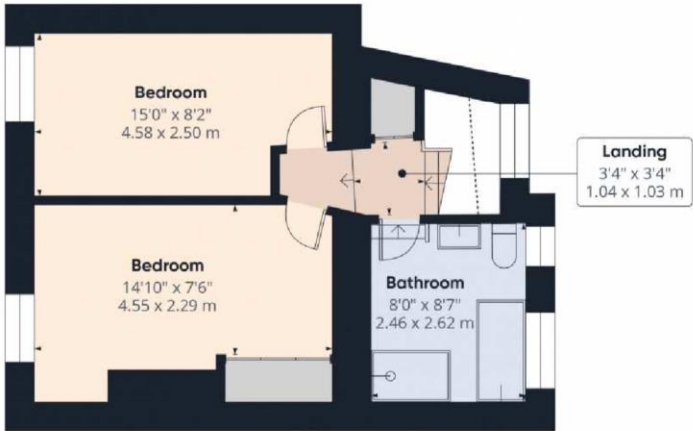
LOCATION



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Floor 0



Floor 1

Approximate total area⁽¹⁾
727 ft²
67.5 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

