



Sunnybrae, Papcastle, Cockermouth, CA13 0LA

Guide Price **£350,000**

PFK

Sunnybrae

The Property:

Sunnybrae is a spacious four bedroom, three reception room, two bathroom link detached house, occupying a prominent elevated position in the popular village of Papcastle with far reaching views over Cockermouth to the Lake District fells. Offering a fantastic opportunity for a family wanting to put their own stamp on a period property, and sold with no onward chain.

The accommodation is bright and airy feeling thanks to the south facing aspect and large windows, and comprises; lounge with exposed beams and feature cast iron fireplace, dining room with space for an 8 person table and feature cast iron fireplace, entrance hall/ snug, dining kitchen with space for a 6 person table and ample storage. Two bathrooms - one a three piece and one a full four piece with separate shower cubicle.

To the first floor are four generous double bedrooms all of which enjoy expansive views of the Lake District fells and surrounding countryside, while externally there is a large south facing garden, offroad parking for two in front of the property, and an adjacent single garage within a block of three.

Whilst the property would now benefit from sympathetic modernisation and upgrading, its combination of space, charm and location are hard to beat, and an early inspection is advised to avoid missing out.





Sunnybrae

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 can be found under postcode CA13 0LA



- Four bed period property with large garden
- Three reception, two bath
- Fantastic elevated views towards the fells
- Popular village location, no chain.
- Blank canvas ready for modernisation
- EPC rating D
- Council Tax: Band D
- Tenure Freehold

ACCOMMODATION

Living Room

14' 7" x 14' 7" (4.44m x 4.44m)

Front aspect light filled room with a south facing aspect and views over Cockermouth to the Lake District fells. Exposed beams, cast iron fireplace, slate hearth and point for TV.

Lounge

14' 7" x 11' 6" (4.44m x 3.51m)

Front aspect room with external UPVC door and glazed inserts. Exposed beam, point for wall mounted TV.

Dining Room

14' 6" x 12' 8" (4.41m x 3.85m)

Front aspect room with views over Cockermouth towards the Lake District fells. Cast iron fireplace, space for an 8 person dining table.

Porch

4' 9" x 3' 7" (1.46m x 1.09m)

Front aspect with UPVC external door and double glazed inserts, tiled floor.

Kitchen

13' 4" x 13' 4" (4.07m x 4.07m)

Dual aspect room fitted with a range of base and wall units in a light wood effect finish and complementary tiled countertop. Feature inglenook housing electric oven-grill and four burner counter top mounted gas hob, plumbing for undercounter washing machine and dishwasher, 1.5 bowl ceramic sink with drainage board and mixer tap, space for a 6 person dining table, tiled floors and splashback.

Hallway 1

7' 5" x 3' 7" (2.25m x 1.09m)

Rear hallway with built in cupboard and stairs to first floor.



Bathroom 1

7' 2" x 11' 5" (2.19m x 3.47m)

Rear aspect room comprising three piece suite; WC, wash hand basin and bath, built in storage cupboard.

Bathroom 2

7' 7" x 8' 4" (2.31m x 2.53m)

Side aspect room comprising four piece suite, WC, wash hand basin, bath and shower cubicle with electric shower. Tiled walls.

LANDING

26' 5" x 3' 6" (8.06m x 1.06m)

Bedroom 1

13' 10" x 10' 9" (4.21m x 3.27m)

Front aspect room with twin windows and Velux skylights, enjoying superb elevated views across Cockermouth to the Lake District fells. Exposed beams, built in storage cupboards, loft access via hatch.

Bedroom 2

11' 0" x 14' 10" (3.35m x 4.52m)

Front aspect double bedroom with elevated views over Cockermouth towards the Lake District fells. Loft access via hatch.

Bedroom 3

11' 4" x 11' 7" (3.45m x 3.54m)

Front aspect double bedroom with elevated views over Cockermouth towards the Lake District fells. Wash hand basin.

Bedroom 4

14' 9" x 12' 7" (4.50m x 3.84m)

Front aspect double bedroom with elevated views over Cockermouth towards the Lake District fells. Wash hand basin, built in storage cupboard, loft access via hatch.





EXTERNALLY

Garden

A large south facing lawned garden with views over Cockermouth towards the Lake District fells.

GARAGE

Single Garage

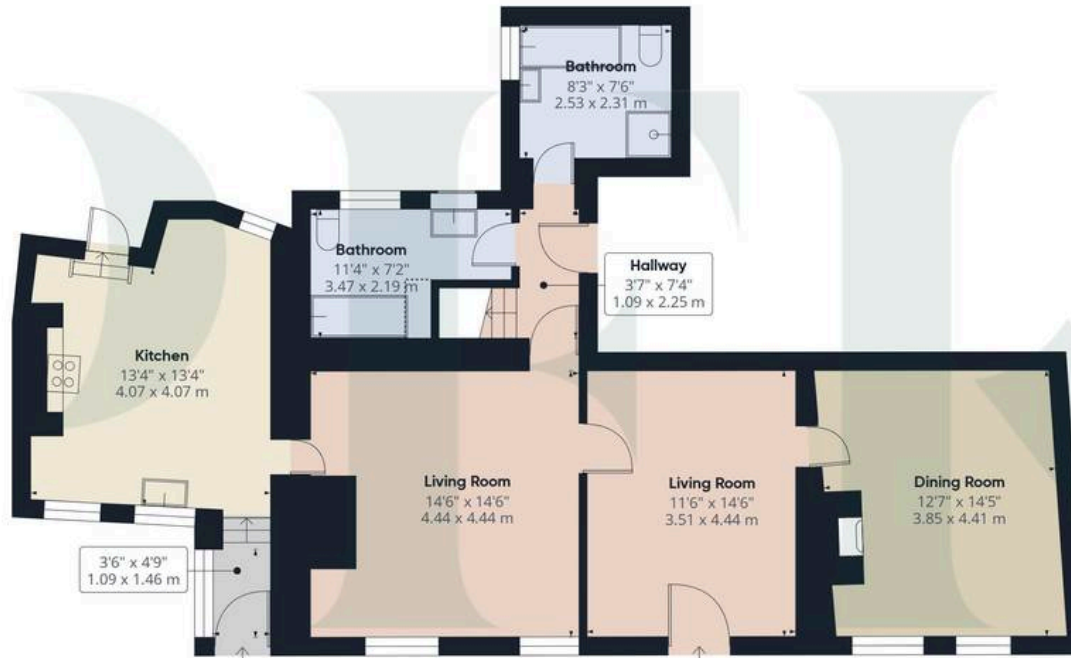
Adjacent to the property is a single garage.

OFF STREET

2 Parking Spaces

Off street parking for two cars in front of the property.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1678 ft²

155.9 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

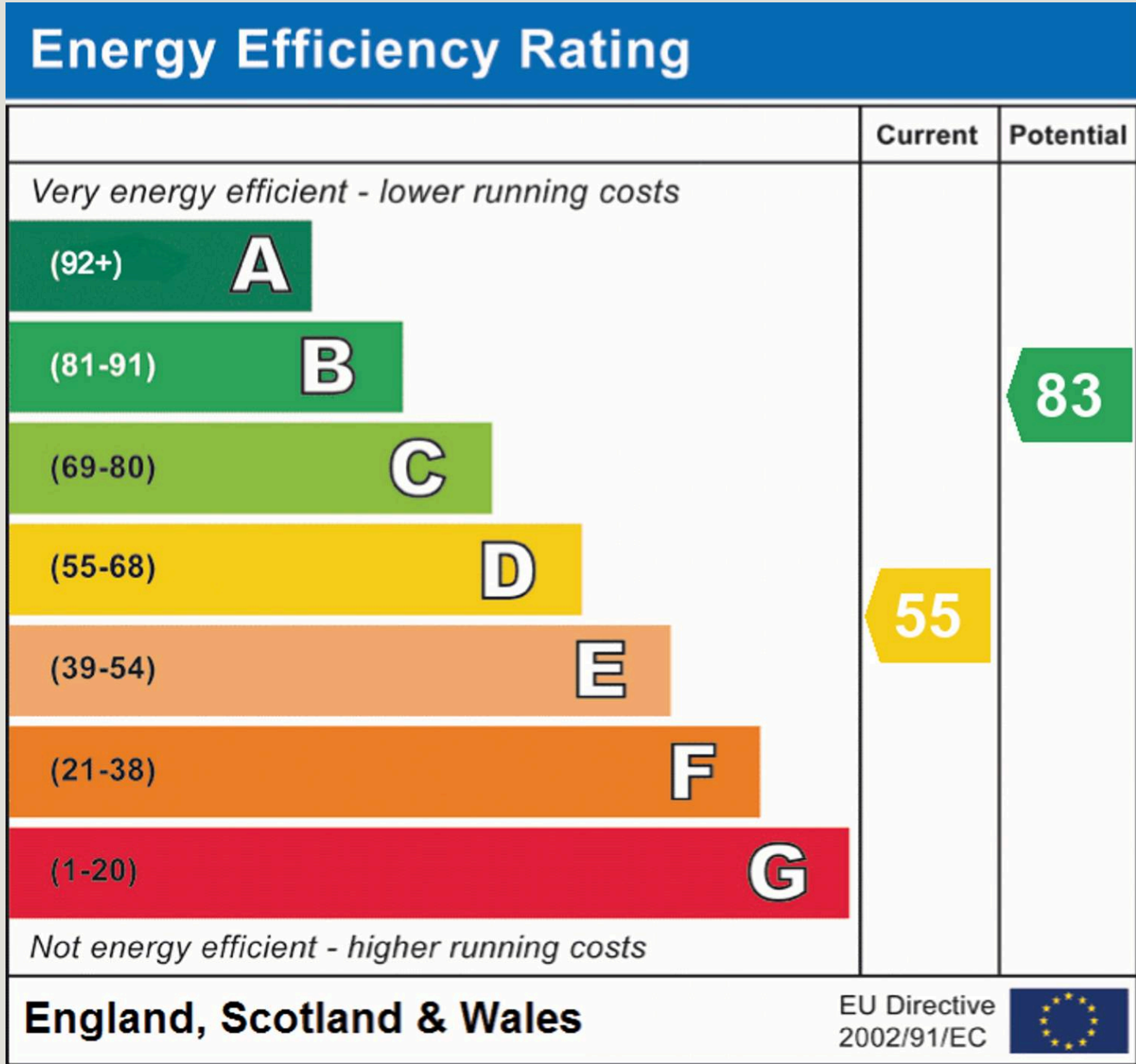
Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed. 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.

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- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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