



12 Lorton Road, Cockermouth, CA13 9PG

Guide Price £225,000

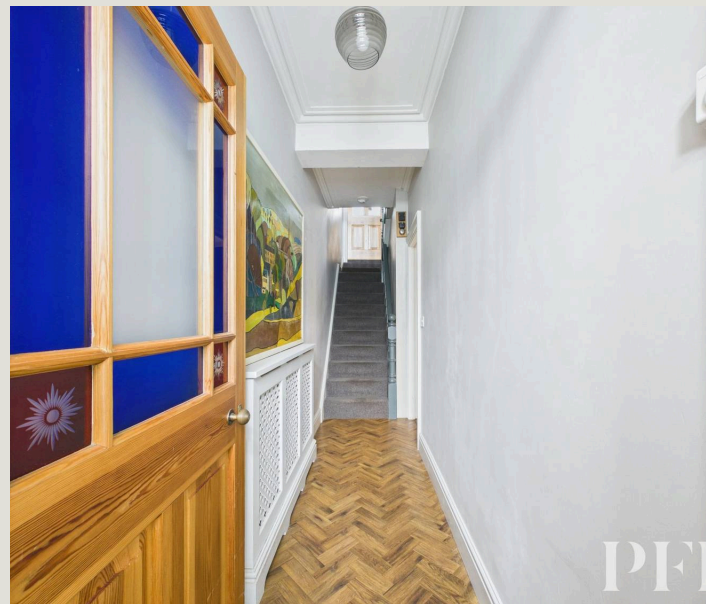
PFK

12 Lorton Road

The Property:

Brimming with character and timeless charm, this delightful two bedroom period terraced house blends classic features with modern comforts in every corner. Step through a striking stained glass door into a welcoming hallway adorned with herringbone Karndean flooring and decorative coving, setting the tone for the elegance within. Enjoy the sociable flow of the open plan living and dining area, where large sash windows flood the space with natural light, highlighting charming period features and a cosy stone fireplace. The modern kitchen boasts sleek cream units, integrated appliances, wooden flooring, and a generous green slate counter space, while the inviting bathroom offers a large bath with shower over, white brick style tiles, and warm wooden floors. Both bedrooms are bright and airy, featuring ample built-in storage, plush carpeting, and serene neutral decor.

Outside, you'll discover a private garden with lush lawn, mature plants, veg plots and secure fencing for privacy, as well as a peaceful courtyard complete with rustic stone walls - perfect for outdoor gatherings or quiet relaxation. Additional benefits include practical built-in storage throughout, a handy outdoor storage shed, and convenient on-street parking. This lovely home is perfect for families or anyone seeking a welcoming blend of period character and modern living - early viewing is highly recommended, as properties like this are sure to attract plenty of interest.





12 Lorton Road

Location & Directions:

Lorton Road is a highly desirable area conveniently situated on the edge of the market town of Cockermouth, set within the north west fringe of the Lake District National Park. Ideally located for local schools, town centre amenities such as two parks, both facilitating riverside walks, swimming pool, gymnasium and the thriving local restaurants and public houses. The Lake District National Park and Solway coast are just a short drive away making this an ideal location.

Directions

The property can be found under postcode CA13 9PG



- 2 bed, 2 reception period terrace
- Beautifully appointed throughout
- Character features & spacious rooms
- Private rear garden with lawn & courtyard
- Sought after off town centre location
- EPC rating D
- Council Tax: Band B
- Tenure: Leasehold - 999 year lease

ACCOMMODATION

Porch

Accessed via wooden external door with double glazed inserts. Wooden door with decorative glazed inserts leading into hall.

Hallway

3' 8" x 3' 0" (1.13m x 0.92m)

Decorative coving, herringbone Karndean flooring, stairs to first floor.

Lounge/Dining Room

Open plan lounge/dining room with wood bi-fold doors with glazed inserts separating the areas.

Lounge Area

11' 11" x 11' 4" (3.63m x 3.46m)

Light and airy high ceilinged lounge, filled with character - sliding sash windows and wooden surround, ornate feature coving, multifuel stove in recess with tiled hearth and wood mantel, built in alcove storage units and shelving, TV point and vertical radiator.

Dining Area

11' 8" x 11' 0" (3.56m x 3.35m)

Rear aspect high ceilinged room with sliding sash window, feature inglenook fireplace with tiled hearth, built-in wood storage units, space for a four to six person dining table, telephone point, door to rear hallway.

Rear Hallway

11' 3" x 3' 6" (3.44m x 1.06m)

Built-in understairs storage cupboard, door to kitchen.



Kitchen

13' 11" x 7' 9" (4.24m x 2.37m)

Rear aspect room fitted with a range of wall and base units in a light cream shaker style finish with complementary green slate worktop, 1.5 bowl ceramic sink with mixer tap, four burner induction hob with extractor chimney over, separate electric oven, tiled splashback, plumbing for washing machine, fridge/freezer, laminate flooring, TV point, storage cupboard housing gas combi boiler, double glazed stable door to rear.



FIRST FLOOR LANDING

Wooden internal doors to all rooms, loft access via hatch and drop down ladder.

Bedroom 1

14' 8" x 11' 5" (4.46m x 3.47m)

Large front aspect double bedroom with twin double glazed sliding sash windows providing views towards the Lake District fells. Built in wardrobes and storage shelving, point for TV.

Bedroom 2

11' 11" x 10' 1" (3.63m x 3.08m)

Rear aspect double bedroom with double glazed sliding sash window, TV point.

Bathroom

8' 11" x 8' 3" (2.72m x 2.51m)

Rear aspect room fitted with a three piece suite comprising bath with mains shower over, WC, wash hand basin, heated towel rail, laminate flooring, tiled splashbacks.





EXTERNALLY

Front Garden

To the front of the property is a low maintenance courtyard garden.

Rear Garden

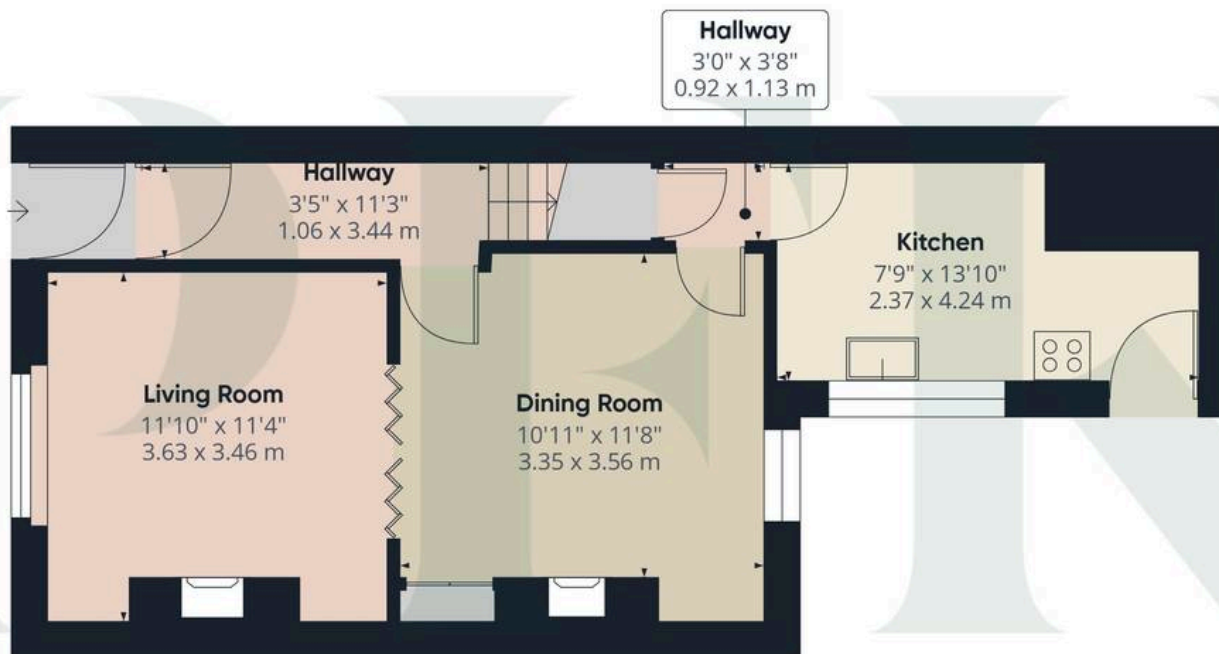
To the rear of the property is a private garden laid to paved courtyard area, storage outbuilding, shed, lawn, a variety of mature shrubbery and perennials, and veg plots. The garden can also be accessed via Skinner Street to the rear.

ON STREET

1 Parking Space

On street parking is available to the front of the property via residents parking permit.





Floor 0



Floor 1



Approximate total area⁽¹⁾

859 ft²

79.9 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

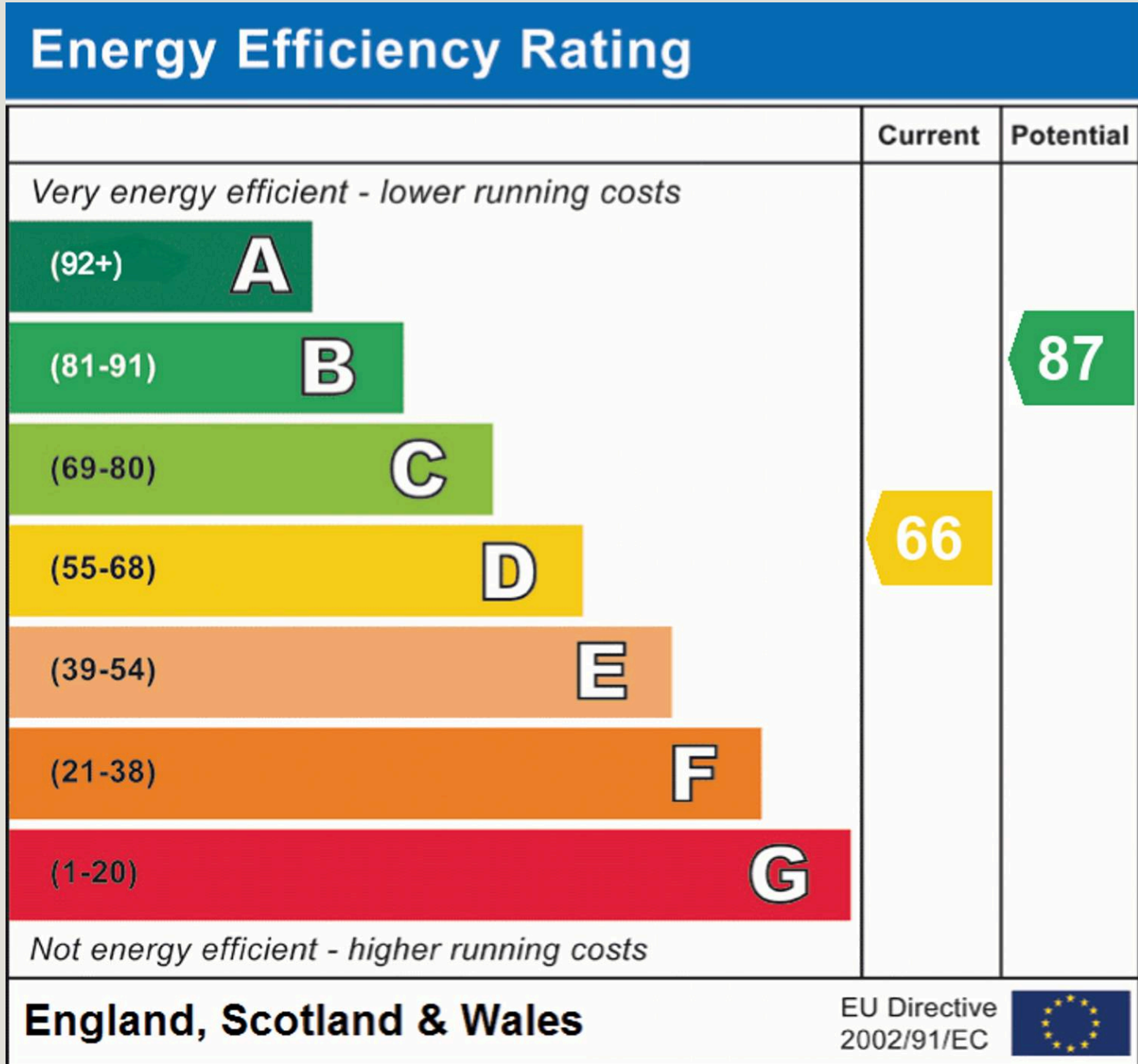
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note – the mention of any appliances and/or services within these sale particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

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Leasehold Details

The property is under a 999 year lease from 1761.





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