



GRISDALES

PROPERTY SERVICES



Loweswater Mockerkin Mews, Mockerkin, Cockermouth, CA13 0ST

£149,000

Nestled in the charming hamlet of Mockerkin, near Cockermouth, this delightful first-floor apartment offers a serene retreat with stunning westerly countryside views. You are welcomed into a spacious open plan room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests and it features two well-proportioned bedrooms, making it an ideal choice for those seeking a peaceful home.

Set within a small development, this property enjoys a quiet rural location, allowing you to escape the hustle and bustle of life while still being within easy reach of local amenities.

The shared courtyard garden offers a lovely outdoor space to unwind, while the allocated parking for two cars adds to the practicality of this charming home. This apartment is a wonderful opportunity for anyone looking to embrace a tranquil lifestyle in the picturesque Lake District area. With its combination of comfort, scenic views, and a peaceful setting, this property is not to be missed.

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

Helping you find your perfect new home...

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THINGS YOU NEED TO KNOW

Gas heating powered by propane gas
Double glazing

ENTRANCE

The property is accessed via an external staircase which leads to the front door, giving access into:

INNER HALLWAY

With inset foot mat, pine clad ceiling and spotlighting. Doors leading into all rooms.

LOUNGE/KITCHEN/DINING ROOM

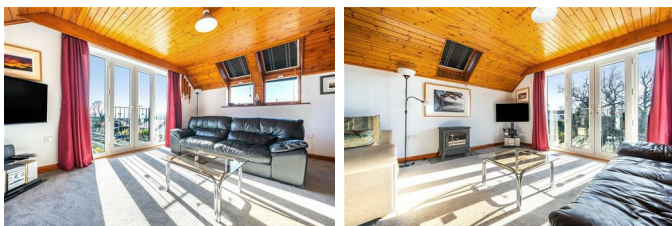
23'3" x 15'7" (7.09 x 4.77)



A lovely open plan room, split into the three areas.

LOUNGE AREA

15'7" x 13'9" (4.77 x 4.20)



With 3 Velux rooflights, 2 windows to the side and double patio doors leading to a Juliette balcony, with glazing either side. Pine clad ceiling, spotlighting, natural wood skirting boards and television point.

DINING AREA



With large walk-in cupboard, accessed via sliding doors, providing a good range of shelving and additional storage space.

KITCHEN

10'4" x 9'4" (3.17 x 2.87)



Fitted with a range of base and wall units in white with grey laminate worktop over and white ceramic tiled splashback. Includes a stainless steel sink with mixer tap, plumbing for washing machine and space for a second appliance. Integrated electric oven, 4-ring hob over and space for a refrigerator. Grey tiled floor, 2 Velux rooflights.

BEDROOM 1

11'8" x 11'3" (3.58 x 3.43)



A spacious double bedroom with Velux rooflight and pine clad ceiling.

BEDROOM 2

8'5" x 8'2" (2.57 x 2.51)



Double room with Velux rooflight, pine clad ceiling and built in wardrobes with mirror fronted sliding doors.

BATHROOM

8'2" x 3'7" (min) (2.50 x 1.11 (min))



Fitted with bath with chrome mixer tap, with Triton Cara electric shower over and folding screen; pedestal wash basin with chrome mixer tap and low-level WC. Chrome and glass bathroom fittings. Chrome ladder style radiator, white tiled floor, Velux rooflight, white painted pine clad ceiling and louvre fronted cupboard door.

PARKING



There is allocated parking within the front courtyard for two cars.

EXTERNAL



To the rear there is use of the shared courtyard.

DIRECTIONS

The property is best approached by leaving Cockermouth on the A5086 towards Egremont - after approximately 5 miles, turn left, signposted Mockerkin. At the sign to Sosgill, turn up here and the development known as Mockerkin Mews is on the right - go up the drive and the property is within the centre and access round the far side.

OUTLOOK



From the lounge there is a lovely south and westerly view over rooftops to the countryside in the distance. The sunsets are fabulous!

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band to be advised.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

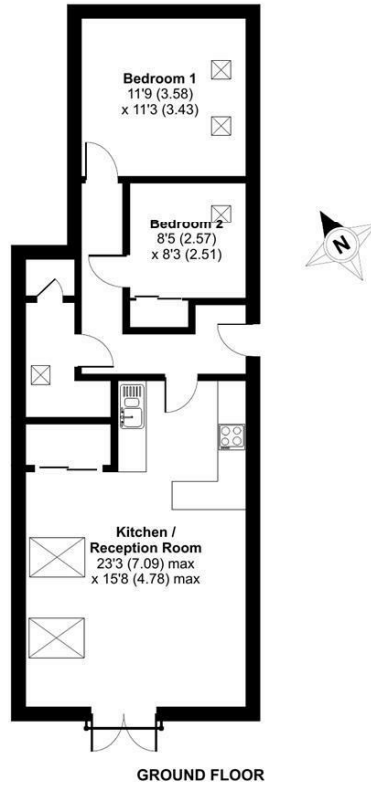
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Mockerkin Mews, Mockerkin, Cockermouth, CA13

Approximate Area = 699 sq ft / 65 sq m

For identification only - Not to scale



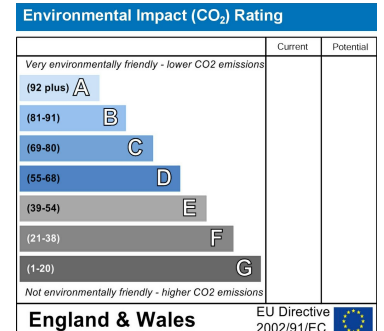
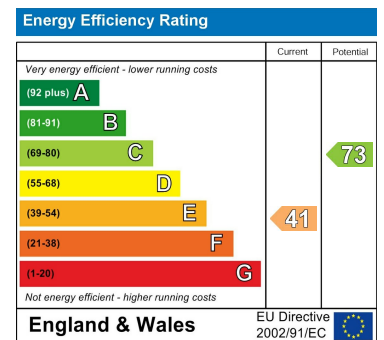
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rlxhcom 2024. Produced for Grisdales. REF: 1266624

Area Map



Energy Efficiency Graph



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