



10 Sullart Street
, Cockermouth
CA13 0EG

House - Mid Terrace



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GRISDALES
PROPERTY SERVICES

£145,000

Key Highlights

- Beautifully maintained cottage full of charm and character
- Stylish, well-equipped kitchen with practical design
- Versatile space ideal for a home office, second lounge, or guest room
- Easy access to independent shops, cafés, and eateries
- Nearby supermarkets for everyday convenience
- Cosy living space with a feature log-burning fire
- Flexible first-floor layout with two double bedrooms
- Prime location just a short walk from the town centre
- Close to Memorial Gardens, River Derwent, and Wordsworth House

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Welcome to Sullart Street, Cockermouth

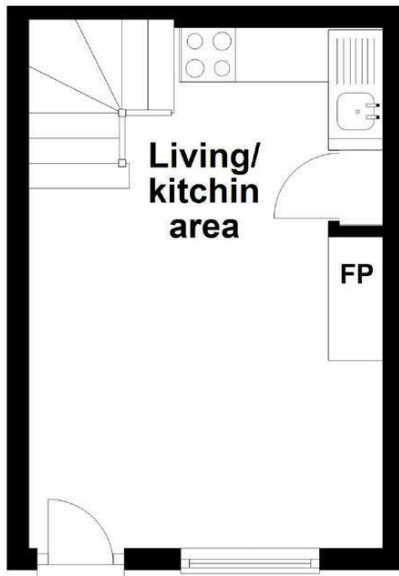
This beautifully presented cottage perfectly blends character, comfort, and flexible living, all set within an enviable central location.

From the inviting warmth of the log fire to the thoughtfully designed kitchen and adaptable upstairs space, every detail has been carefully considered to suit modern lifestyles. With the option for two bedrooms, a home office, or additional lounge space, this home effortlessly caters to a range of buyers.

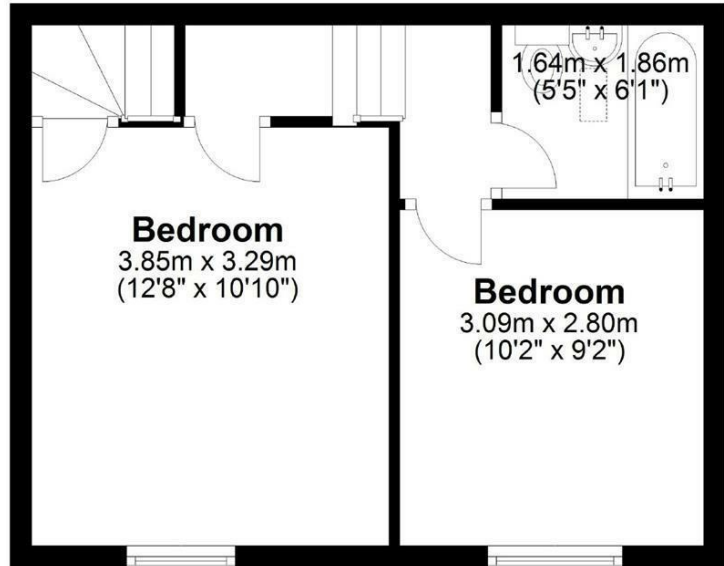
Coupled with its prime position just moments from the town centre, independent shops, cafés, riverside walks, and cultural landmarks, it offers an exceptional mix of convenience, charm, and lifestyle appeal.

Floorplan

Ground Floor



First Floor



Measurements are approximate. Not to Scale. Illustrative purposes only.
Plan produced using PlanUp.

Total Floor Area:
sq ft

OWNERS COMMENTS

In the owners words "A great little bolt hole that we've used ourselves and also shared with family and friends. It's a really warm and cozy little house, so convenient for popping into town for shopping and sampling the coffee shops and restaurants. Love that the park is just over the road for some lovely scenic walks."

THINGS YOU NEED TO KNOW

The property is Freehold and benefits from mains gas, electric, water and drainage services.

AS CUTE AS A BUTTON

Step inside this irresistibly charming cottage where character meets clever and flexible living! From the moment you walk through the door, you're welcomed by a warm and inviting atmosphere—perfect for cosy winter nights spent by the crackling log fire. Sliding doors reveal a stylish, well-appointed kitchen that's as practical as it is appealing, designed to make everyday living effortless. Upstairs, the space opens beautifully to offer two generous double bedrooms and a stylish bathroom, with the added bonus of versatility—one of the bedrooms could easily transform into a second lounge, home office, or creative space to suit your lifestyle. Whether you're a first-time buyer, downsizer or investor, this delightful home offers comfort, charm, and convenience in equal measure, all just moments from the town centre.

PERFECTLY PLACED

Perfectly positioned to make the most of everything this charming town has to offer, this home truly delivers on both lifestyle and convenience. Just a stone's throw from the vibrant Main Street, you'll find yourself immersed in a wonderful selection of independent shops, welcoming cafés, and popular eateries—ideal for everything from your morning coffee to relaxed evenings out with friends. Best of all, it's all within easy, level walking distance, making day-to-day living both simple and enjoyable.

When it's time to unwind, you're spoilt for choice with beautiful outdoor and cultural spots right on your doorstep. The tranquil Memorial Gardens and the picturesque banks of the River Derwent are just moments away, offering the perfect setting for peaceful strolls or a breath of fresh air. Even closer still is the much-loved Wordsworth House, bringing a touch of history and character to your surroundings. And with excellent supermarkets just around the corner, everyday essentials are always close at hand. Altogether, this is a location that effortlessly combines charm, accessibility, and a true sense of community—making it as practical as it is desirable.

DIRECTIONS

W3W:// ///president.adopters.allow
Incl. Fuller directions if required.

LOCAL COMMUNITY - CA13

CA13, centered on Cockermouth and surrounding villages, offers a highly desirable market town lifestyle on the edge of the western Lake District. The area is known for its attractive historic centre, independent shops, cafés and cultural appeal, along with strong local amenities including a wide choice of supermarkets. Education is well regarded, with schools including Cockermouth School and several local primary schools serving the wider area. Residents benefit from healthcare services, leisure facilities and good road links to nearby employment centres such as Workington and Whitehaven. With its blend of heritage, riverside setting along the River Derwent and proximity to outstanding countryside, CA13 is particularly popular with families, professionals and those seeking a balance of market town living and access to the Lake District.

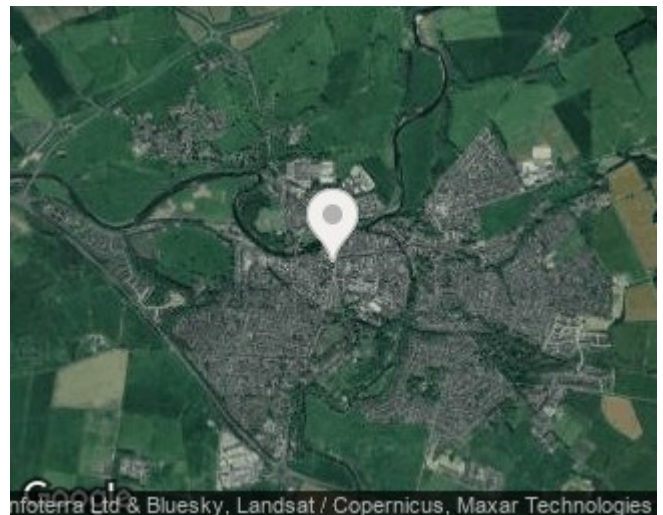








Location



Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	89
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Additional Information

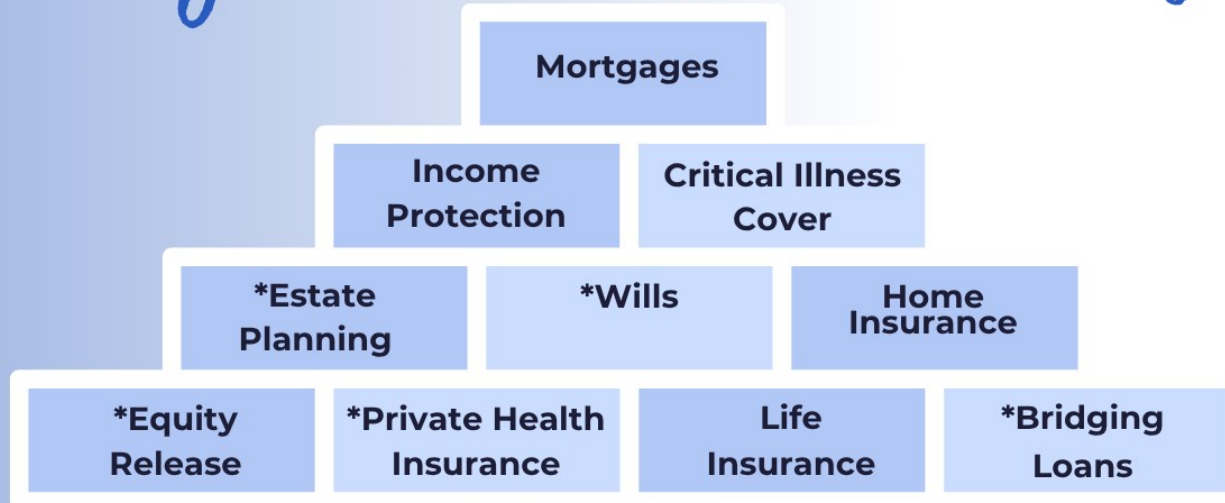
Tenure: Freehold Council: CUMBERLAND Tax Band: A

Please Note:

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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