





3 High Sand Lane, Cockermouth - CA13 9NA

£124,950 Freehold

This charming two-bedroom end terrace beautifully combines character, comfort, and modern practicality, all set within an enviable and convenient location. Lovingly maintained over many years, the ho...

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*** NO ONWARD CHAIN ***

Full of charm and ready to impress! This beautifully maintained two-bedroom end-terrace blends character with modern-day comfort, featuring a cosy sitting room with exposed beams and a striking stone fireplace, alongside a stylish contemporary kitchen and handy utility space. With two versatile bedrooms and a peaceful tucked-away setting just a short stroll from Main Street, riverside walks, shops, eateries and transport links, this is a fantastic opportunity for a **first home, investment or low-maintenance move**. With potential rental income of around **£750 PCM**, viewing is essential to appreciate all this lovely home has to offer!

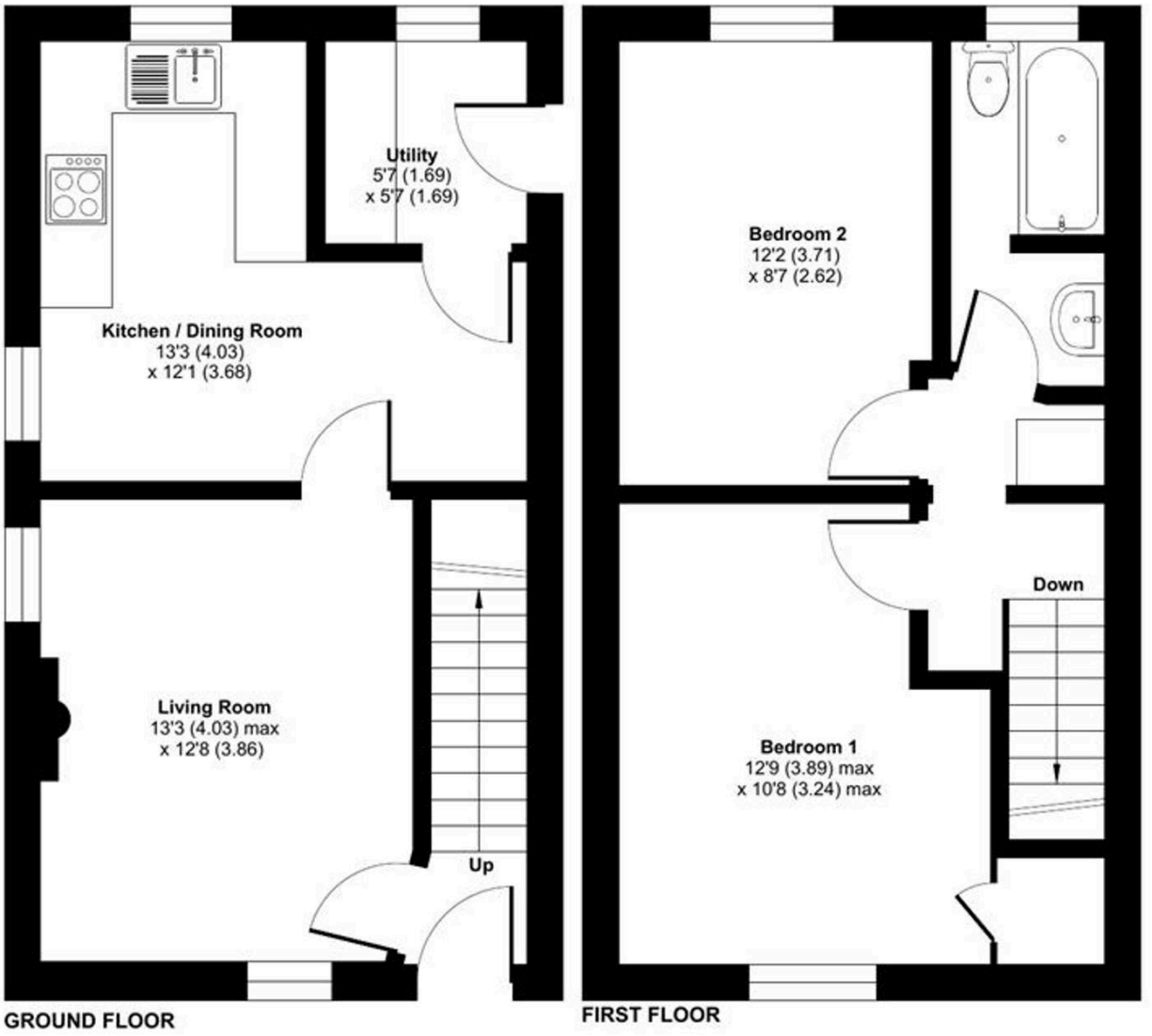




High Sand Lane, Cockermouth, CA13

Approximate Area = 674 sq ft / 62.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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THINGS YOU NEED TO KNOW

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

OWNERS COMMENTS

In the owners words “Having owned this property for many years, I found its central location is great for living in town with everything on your doorstep

A LITTLE GEM

Where character and charm effortlessly meet modern style, this delightful two-bedroom end terrace offers a home that is both inviting and easy to live in. Having been in the same family ownership for many years, it has been clearly loved and carefully looked after, creating a wonderful sense of warmth and history throughout. Step through the front door into a welcoming entrance lobby, which leads you into a cosy sitting room full of personality. Here, exposed beams and a striking stone fireplace create a lovely focal point, perfect for relaxing evenings and adding to the home’s undeniable charm.

CHARM MEETS MODERN COMFORT

Beyond, the dining kitchen provides a stylish contrast, finished in a fresh, contemporary white with a generous range of wall and base units, it offers both practicality and a clean, modern feel that makes cooking and entertaining a pleasure. A useful utility area sits just off the kitchen, adding that extra level of everyday convenience. Upstairs, the home continues to impress with two well-proportioned bedrooms, both offering comfortable and versatile space to suit a variety of needs. Completing the accommodation is a neatly presented


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Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C













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