



25 Towers Lane , Cockermouth CA13 9EA

House - Detached



3



1



1



60

 **GRISDALES**
PROPERTY SERVICES

£370,000

Key Highlights

- Peaceful edge-of-town location with a leafy outlook and views towards The Hay
- Extensively improved and upgraded by the current owner since 2022
- Single Garage and parking for two on the drive
- Fully redecorated throughout with newly fitted carpets
- Elevated position providing plenty of natural light and an open rear aspect
- Upgraded electrics, including the addition of convenient USB charging points
- Refurbished bathroom, new front and rear doors, and re-felted garage roof etc
- Convenient access to Cockermouth town centre, local schools and the Buttermere Valley for outdoor recreation

GRISDALES.CO.UK





Welcome to Towers Lane, Cockermouth

Occupying a peaceful edge-of-town position with attractive views towards The Hay, this beautifully updated home combines a convenient location with a substantial programme of recent improvements.

Since 2022, the property has undergone extensive upgrading both inside and out, including improvements to insulation, electrics, drainage, the bathroom and garage roof, alongside new doors, fencing and external redecoration. Internally, the house has been fully redecorated and recarpeted, creating a fresh and welcoming living environment.

With easy access to Cockermouth town centre, local schools and the stunning Buttermere Valley, this is a well-maintained, move-in-ready home offering practical modern living in a highly desirable setting.

Floorplan

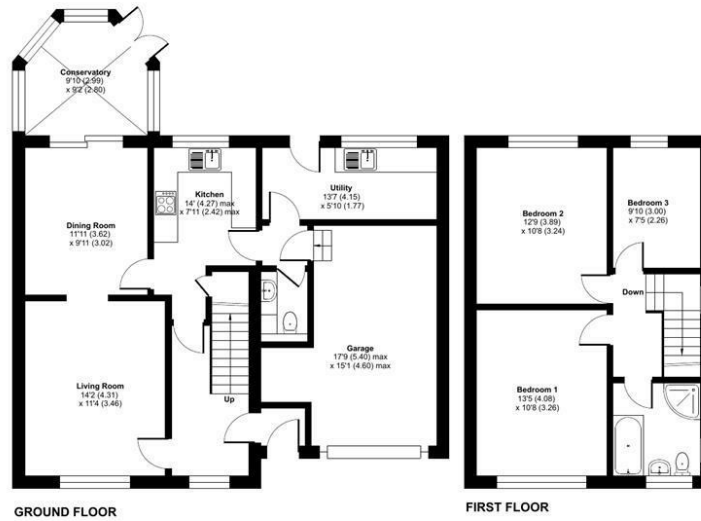
Towers Lane, Cockermouth, CA13

Approximate Area = 1197 sq ft / 111.2 sq m

Garage = 196 sq ft / 18.2 sq m

Total = 1393 sq ft / 129.4 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). © richcom 2025. Produced for Grisdale. REF: 1488264

Total Floor Area:
1001.00 sq ft

OWNERS COMMENTS

In the owners words "Whilst living at No. 25 I have experienced and value a lovely quiet and private neighbourhood with good neighbours."

THINGS YOU NEED TO KNOW

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

DIRECTIONS

W3W:///purse.deflection.stitching

From Cockermouth proceed onto Lorton Street, then Lorton Road. Continue along and turn right onto Towers Lane and the property can be found up the hill on the right hand side.

PERFECTLY PRESENTED

Prepare to fall in love with this truly exceptional home!

Beautifully presented and lovingly maintained, it offers the perfect blend of style, comfort and practicality, with bright, airy living spaces and quality fittings throughout.

A striking blue front door opens into an entrance lobby which leads into a spacious hallway. A fantastic lounge/diner sits beyond which is flooded with natural light from the large front window - it then flows seamlessly through double doors into the conservatory, where delightful views across to The Hay over the charming cottage-style garden await. The stylish, well-appointed kitchen is both modern and functional, complemented by a useful utility room and cloakroom with was basin and w.c.. Upstairs, three generously sized bedrooms are served by a stunning four-piece family bathroom.

Outside, there is parking for two vehicles in front of the single garage, while the beautifully landscaped gardens burst with colour and interest, showcasing thoughtful planting and careful attention to detail. In every sense, this is a hidden gem - an immaculate home that truly wants for nothing.

A PERFECT AND PEACEFUL LOCATION

Enjoying a peaceful position on the edge of town, this delightful location perfectly combines tranquillity with convenience. Surrounded by birdsong and leafy green outlooks, it offers a wonderful sense of calm, while its elevated setting provides stunning open views from the rear across the rooftops towards The Hay in the distance. Ideal for those who appreciate natural light and scenic surroundings, the property also benefits from easy access to the breathtaking Buttermere Valley, with its wealth of walks and outdoor adventures right on the doorstep. Just moments from vibrant Cockermouth, you'll find an excellent selection of independent shops, cafés, restaurants and leisure facilities, alongside a thriving community with a range of health, social and recreational opportunities. Families are particularly well served, with a choice of highly regarded primary schools and the well-respected Cockermouth School close by.

A superb location that truly offers the best of town and country living.

SINCE 2022.....

Since purchasing the property in 2022, the current owner has invested significantly in a comprehensive programme of improvements and upgrades. These include enhancements to the insulation and electrical system, with the addition of convenient USB charging points throughout. Externally, the garage roof has been re-felted and drainage works to the drive have been completed, new front and rear doors installed, and the property has been repainted. Further improvements include upgraded bathroom fittings, new steps and extensive garden landscaping, complemented by the installation of new fencing. Internally, the home has been redecorated throughout and benefits from newly fitted carpets, creating a fresh, modern and well-maintained living environment that is ready to move straight into.

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.











25 Towers Lane, Cockermouth

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		
	60	81
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

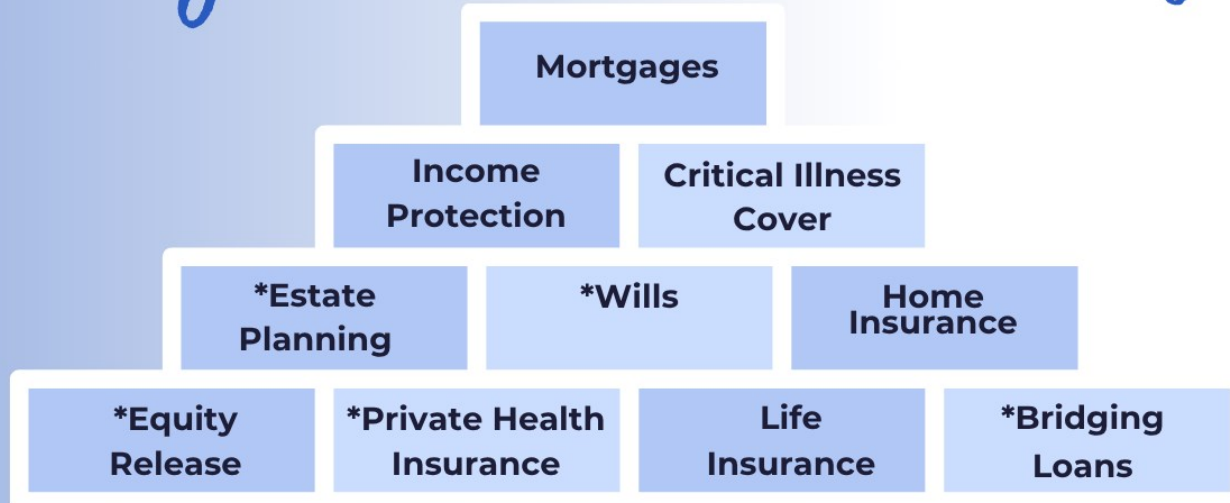
Tenure: Freehold Council: CUMBERLAND Tax Band: D

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



All your needs under one roof



**Advice in these areas will be referred to a specialist*

Meet the team



01900 829977



01946 693931



cockermouth@grisdales.co.uk

-Cockermouth



whitehaven@grisdales.co.uk

-Whitehaven



The advice will be given by the right retirement plan limited

The Right Advice Cumbria (Bulman & Pollard) is a trading style of The Right Retirement Plan Limited which is an appointed representative of The Right Mortgage Limited, which is authorised and regulated by the Financial Conduct Authority. Head Office: St Johns Court, 70 St Johns Close, Knowle, Solihull, B93 0NH. Registered in England & Wales no. 13502665

Contact Us

Cockermouth Branch
A: 18 South Street, Cockermouth,
Cumbria, CA13 9RT
T: 01900 829 977
E: cockermouth@grisdales.co.uk

Just viewed this home?

Tell us how we did. Scan the QR
code to leave your review.

