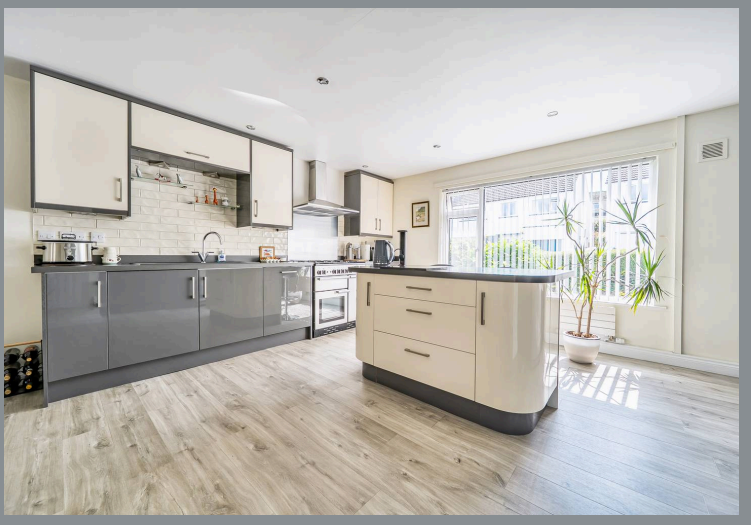






5 Willow Lane, Cockermouth - CA13 9DP

£395,000 Freehold

GRISDALES
PROPERTY SERVICES







Rarely does a bungalow offer such an impressive combination of style, space and turnkey convenience.

Beautifully extended and comprehensively renovated to an exceptional standard, this stunning detached home has been transformed over the past seven years into a contemporary and highly versatile living space. Flooded with natural light and far more spacious than first impressions suggest, it offers flexible 2/3 bedroom accommodation perfectly suited to downsizers, professionals or anyone seeking the ease of single-level living. Every room has been thoughtfully designed, from the cosy lounge with its wood-burning stove and bi-fold doors, to the superb south-facing dining kitchen that forms the heart of the home. Equally impressive outside, the beautifully landscaped gardens wrap around the front, side and rear, creating wonderful spaces to relax and enjoy throughout the seasons.

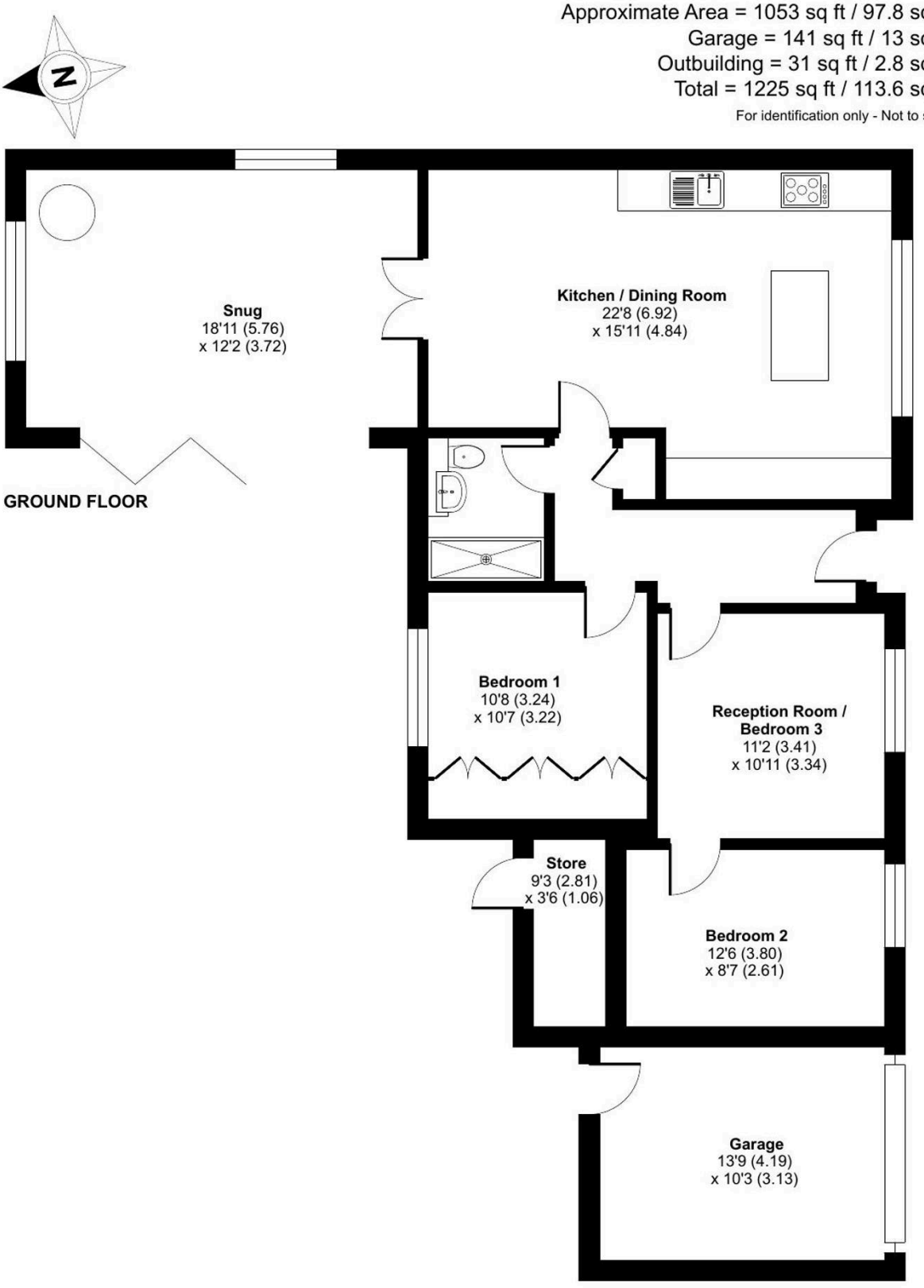
Immaculately presented and ready to move straight into, this is a home that effortlessly blends comfort, quality and lifestyle.





Willow Lane, Cockermouth, CA13

Approximate Area = 1053 sq ft / 97.8 sq m
Garage = 141 sq ft / 13 sq m
Outbuilding = 31 sq ft / 2.8 sq m
Total = 1225 sq ft / 113.6 sq m
For identification only - Not to scale

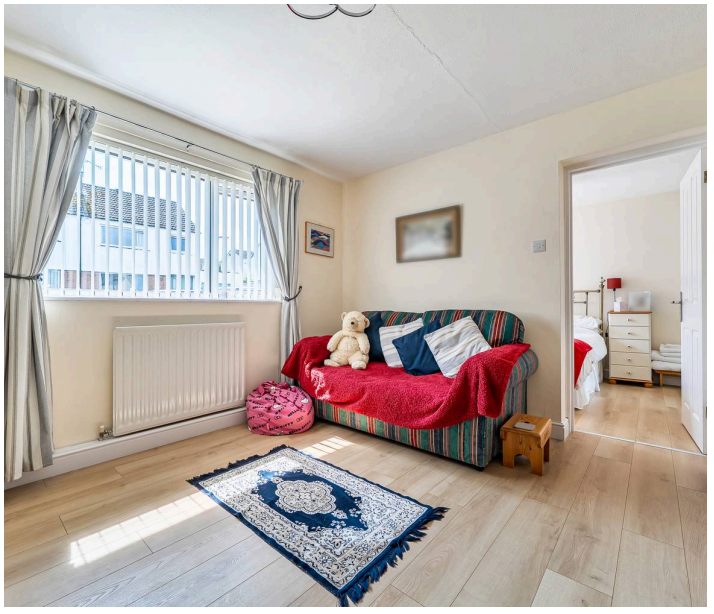


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Grisdales. REF: 1508477

You can include any text here. The text can be modified upon generating your brochure.







OWNERS COMMENTS
In the owners words “”

THINGS YOU NEED TO KNOW
The property is Freehold and benefits from mains gas, electric, water and drainage services.

DIRECTIONS
W3W///zaps.minivans.yawned

THE LOCAL COMMUNITY – CA13
CA13, centred 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.

ENTRANCE HALLWAY
A very welcoming and spacious entrance hall giving access to the accommodation, along with access to a part boarded loft with pull down ladder.



FRONT GARDEN

A delightful garden sits to the front with lawn and well established borders and hedge. There is also a delightful garden to the side with lawn, vegetable growing area and greenhouse.

REAR GARDEN

A beautifully maintained and interesting garden sits to the rear accessed from the lounge via bi-fold doors. There's a patio, lawn incorporating garden pond, a decked area and pretty borders with mature planting and flowers. Power point.

GARAGE

Single Garage

There is parking on the drive for 3 cars along with a single garage. To the rear of the single garage is a useful utility area/store.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:













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