



## 3 High Sand Lane , Cockermouth CA13 9NA

House - End Terrace



2



1



1



70



GRISDALES  
PROPERTY SERVICES

**£129,950**

### Key Highlights

- Characterful two-bedroom end terrace home
- Modern, well-equipped kitchen with stylish white finish
- Two well-proportioned and versatile bedrooms
- Prime location just a short walk from Main Street amenities
- Quiet, tucked-away residential setting with a peaceful feel
- Cosy sitting room with exposed beams and feature stone fireplace
- Handy utility area for added practicality
- Neatly presented three-piece bathroom
- Close to riverside walks, shops, eateries, schools, and transport links
- EPC Rating C

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3 High Sand Lane, Cockermouth





## Welcome to High Sand Lane, Cockermouth

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 home offers a warm and inviting feel throughout, from the cosy sitting room with its exposed beams and striking stone fireplace to the fresh, contemporary kitchen designed for easy everyday living. With well-proportioned bedrooms, a useful utility space, and a flexible layout, it caters perfectly to a range of lifestyles.

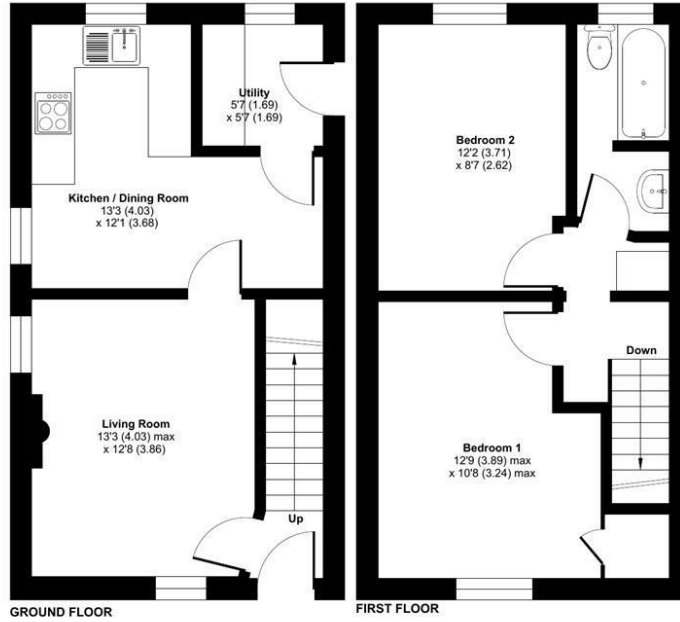
Positioned just moments from the vibrant Main Street yet tucked away in a peaceful residential setting, it delivers the ideal balance of town centre convenience and quiet retreat—making it an excellent choice for first-time buyers, investors, downsizers, or anyone seeking a relaxed, low-maintenance home.

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

Floorplan

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). © nichcom 2025. Produced for Grisdale. REF: 1470678

Total Floor Area:  
sq ft

## 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. 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 three-piece bathroom, designed to be both functional and in keeping with the home's overall appeal. Altogether, this is a beautifully balanced property—charming yet practical, stylish yet homely—making it an ideal choice for first-time buyers, investors, downsizers, or anyone looking to enjoy a more relaxed and manageable lifestyle.

## IN AMONGST THE ACTION!

Perfectly placed to enjoy the very best of town centre living, this superb home sits just a literal stone's throw from the vibrant Main Street, where a fantastic selection of independent shops, popular eateries, and everyday amenities await. Whether it's a morning coffee, a leisurely lunch, or an evening out, everything is right on your doorstep. Beyond the buzz, you'll also find scenic riverside walks close by, along with excellent health and sports facilities, well-regarded schools, and handy transport links—making this location as practical as it is appealing. Yet, despite its central setting, the property enjoys a wonderful and tucked-away position within a residential area of similar homes, offering a calm and quiet retreat for those seeking the perfect balance between convenience and a more relaxed pace of life.

## DIRECTIONS

W3W://apprehend.encourage.tumblers  
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>70</b>	<b>86</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

### Additional Information

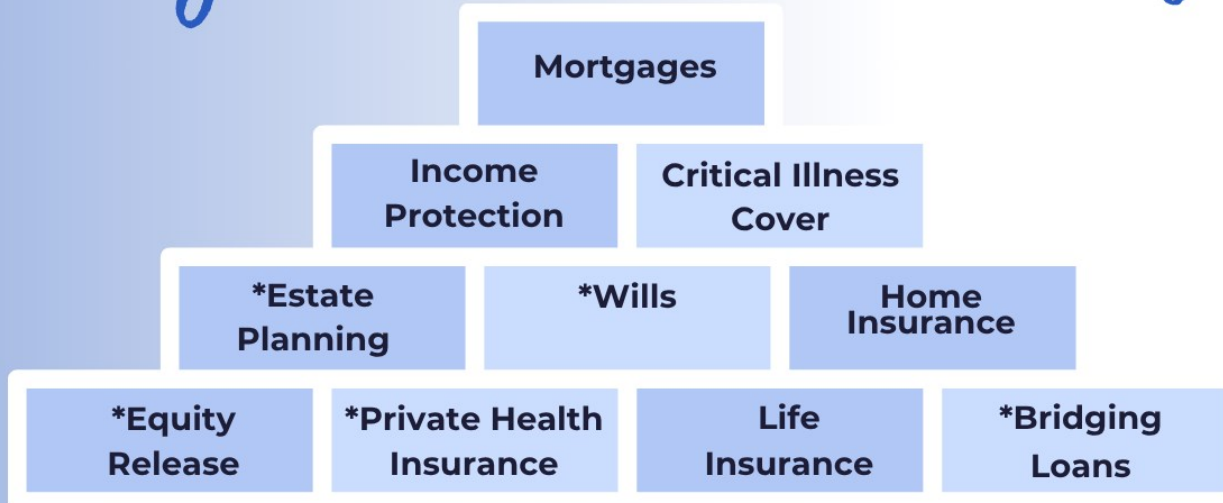
Tenure: Freehold Council: CUMBERLAND Tax Band: A

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

## Meet the team

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The advice will be given by the right retirement plan limited

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