



17 Strawberry How, Cockermouth, CA13 9XZ

Guide Price £180,000

PEK

17 Strawberry How

The Property:

Set within a converted red brick Grammar School, this charming two bed townhouse boasts high ceilings, an abundance of natural light and a fantastic blend of character features and modern convenience. Providing easy access to both Cockermouth town centre and the world famous Lake District National Park, this perfect pied-a-terre offers versatility as a private residence, or ideal holiday let, with a track record of successful letting behind it.

The accommodation comprises contemporary open plan lounge/dining room with large arched windows and open plan access to the kitchen, two well proportioned bedrooms and a three piece bathroom. There are two designated parking spaces and further visitor parking within the pleasant landscaped courtyard to the front of the building.

Being sold with no onward chain and ready to move straight into or start holiday letting, opportunities don't come much better than 17 Strawberry How.





17 Strawberry How

Location & Directions:

Enjoying a quiet location in a unique development derived from the old Grammar School on the edge of the most popular market town of Cockermouth, with easy access to the Lorton Valley and the A66.

Directions

The property can be found under postcode CA13 9XZ

- **Immaculate two bed townhouse**
- **Beautiful converted Grammar School**
- **No onward chain**
- **Grade II Listed**
- **Close to town centre & Lake District**
- **Tenure Leasehold**
- **EPC Rating F**
- **Rated for business use**



ACCOMMODATION

Living Room

17' 4" x 16' 8" (5.29m x 5.08m)

A light and airy reception room with high ceilings and decorative coving, chandelier style lighting, large front aspect sliding sash arched window, points for TV, telephone, broadband and Sky. Built in understairs storage cupboard and built in airing cupboard housing the electric boiler, space for a 4 - 6 person dining table, alarm panel and archway giving access into the kitchen.

Kitchen

5' 7" x 11' 4" (1.70m x 3.46m)

A rear aspect kitchen with Velux skylights, fitted with a range of wall and base units in a light wood finish with complementary black granite effect work surfacing incorporating a 1.5 bowl stainless steel sink with drainer and mixer tap. Integrated appliances include a 4 burner ceramic hob with extractor chimney over, electric oven, fridge, freezer and slimline dishwasher. Tiled splashbacks, laminate flooring and wall mounted lighting.

FIRST FLOOR LANDING

6' 11" x 7' 1" (2.12m x 2.16m)

From the lounge a staircase with a wood and stainless steel balustrade leads to the first floor landing. The landing has wood internal doors leading to all rooms and a large built in storage cupboard.

Bedroom 1

10' 1" x 6' 4" (3.08m x 1.94m)

A front aspect single bedroom with large sliding sash window.

Bedroom 2

7' 10" x 9' 11" (2.38m x 3.02m)

A front aspect double bedroom with high ceilings and sliding sash window, built in wardrobe with sliding door.





Bathroom

7' 0" x 5' 7" (2.13m x 1.70m)

Fitted with a three piece suite comprising bath with power shower over, WC and wash hand basin, storage alcove with wall mounted shelving, wall mounted bathroom cabinet, vertical heated towel rail and tiled splashbacks.

EXTERNALLY

Garden

The property sits within a development of the old Cockermonth Grammar School, a beautiful sandstone building with manicured lawns and communal gardens with raised flowerbeds.

Allocated parking

2 Parking Spaces

The property benefits from two allocated parking spaces in addition to a visitors parking area.



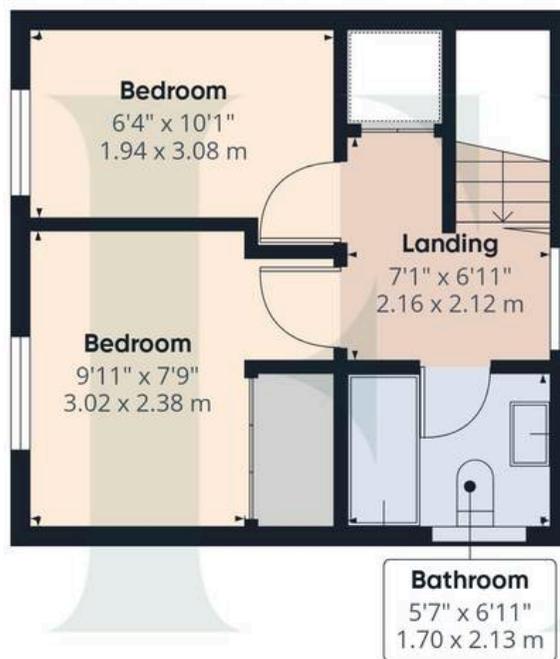


Floor 0

Approximate total area⁽¹⁾

606 ft²

56.2 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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ADDITIONAL INFORMATION

Leasehold Information

The property is leasehold with a 999 year lease which commenced on 1st March 2004. Management charges are payable of £550 per annum and a £10 ground rent.

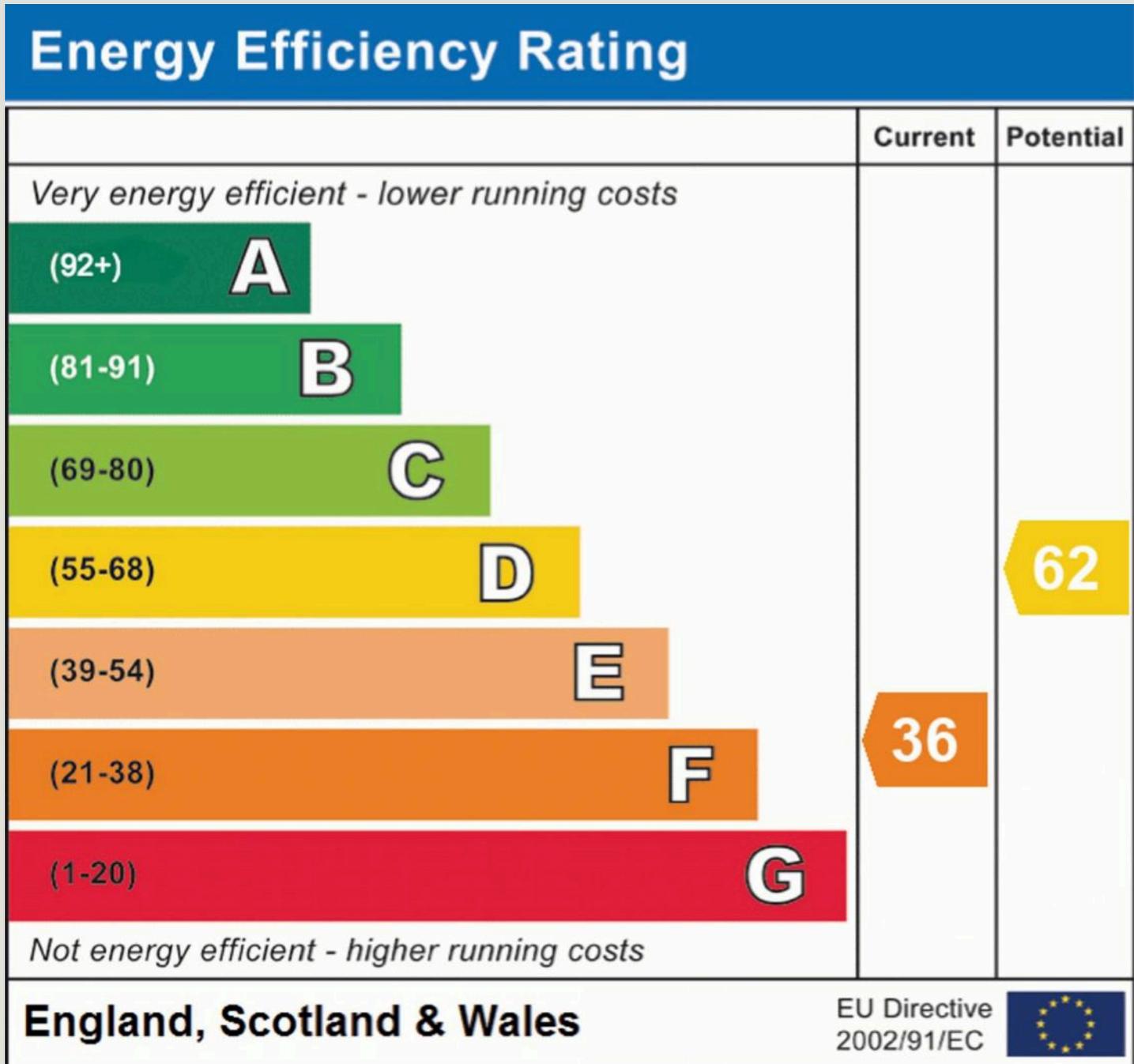
Services

Mains electricity, water and drainage. Electric central heating and single glazing throughout. Telephone line installed subject to BT regulations. Please note – the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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