



## 14 The Parklands , Cockermouth CA13 0WW

Bungalow - Detached



2



1



1



71



GRISDALES  
PROPERTY SERVICES

**£340,000**

### Key Highlights

- Rarely available detached bungalow in the popular Parklands development
- Spacious conservatory filled with natural light
- Well-proportioned dining kitchen for everyday living
- Garage, drive for 3 and sought-after caravan parking
- Central setting with a private, peaceful rear garden
- Cosy lounge with seamless flow into living spaces
- Two double bedrooms, including en-suite to principal
- Mature, leafy surroundings with walks and great local amenities near





## Welcome to The Parklands, Cockermouth

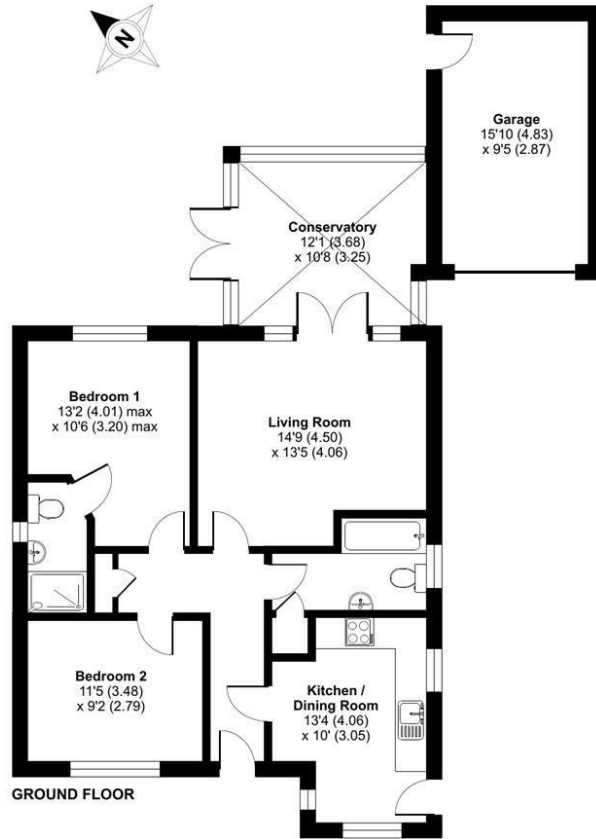
This exceptional bungalow, set within the highly sought-after Parklands development, offers a rare opportunity to enjoy bright, spacious, and versatile living in a peaceful yet convenient location. Positioned centrally while benefiting from a private rear garden, the home is beautifully maintained and ready to move into, with scope to modernise if desired. With a flowing layout that includes a generous conservatory, cosy lounge, dining kitchen, and two double bedrooms—one with en-suite—alongside a garage and caravan parking, it perfectly combines comfort, practicality, and lifestyle appeal. Surrounded by mature greenery, woodland, and excellent local amenities, it's an ideal place to enjoy relaxed, easy living.

Floorplan

The Parklands, Cockermouth, CA13

Approximate Area = 872 sq ft / 81 sq m  
Garage = 150 sq ft / 13.9 sq m  
Total = 1022 sq ft / 94.9 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 Grisdates. REF: 1459210

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 "This is a lovely peaceful area to live yet so close to the town centre, and wonderful neighbours"

## SIT BACK AND ENJOY

It's not every day a bungalow like this comes onto the market in the ever-popular Parklands development – and this one truly stands out!

Tucked neatly within the heart of the development, yet enjoying a wonderfully private rear garden, the property immediately impresses with its bright, airy feel and generous proportions throughout. The spacious conservatory is a real highlight, filled with natural light and offering a superb space to relax, entertain, or simply enjoy the peaceful garden outlook all year round. Inside, the layout is both practical and inviting, with a cosy lounge that opens seamlessly into the conservatory, creating a natural flow, alongside a well-sized dining kitchen perfect for everyday living. There are two comfortable double bedrooms, including a principal bedroom with the added benefit of its own en-suite, as well as a separate family bathroom.

Beautifully maintained over the years, the home is ready to move straight into and enjoy, while also offering exciting potential for those who may wish to modernise and tailor the space to their own taste. Outside, the appeal continues with a single garage and the increasingly rare advantage of space to park a caravan, adding both convenience and versatility. Altogether, this is a bright, welcoming, and adaptable home in a fantastic setting — perfect for those looking to embrace easy, comfortable living in a highly desirable location.

## PERFECTLY POSITIONED

The Parklands, built in the late 1990s, has grown into one of the area's most attractive and sought-after developments, where each home has its own individual charm. Over the years, the gardens have matured beautifully, creating a peaceful, leafy setting alive with wildlife and birdsong, while nearby woodland adds an extra layer of tranquillity. Enjoying an elevated position just a short distance from the town centre, the location perfectly balances calm surroundings with everyday convenience. Excellent amenities, including the Lakes Home Centre and supermarkets, are within easy reach, while scenic walks along the River Derwent and through the Memorial Gardens are right on your doorstep. With straightforward access to the A66, it's an ideal base for both relaxation and connectivity – a truly wonderful place to enjoy a slower, more peaceful way of life.

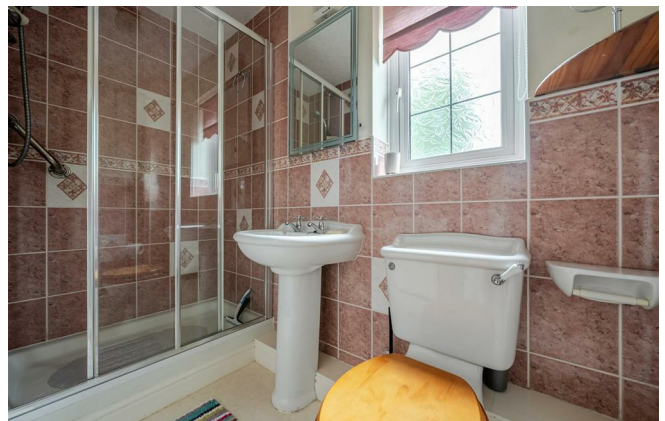
## DIRECTIONS

W3W///intrigues.hound.snapping

## THE LOCAL COMMUNITY

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.



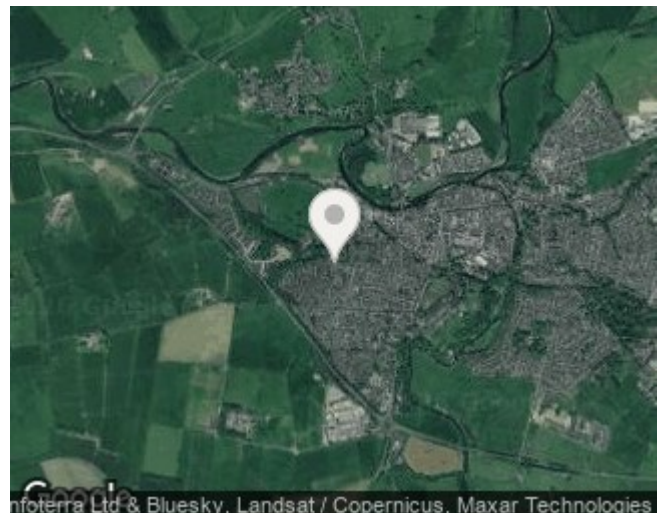








### Location



### 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>71</b>	<b>79</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

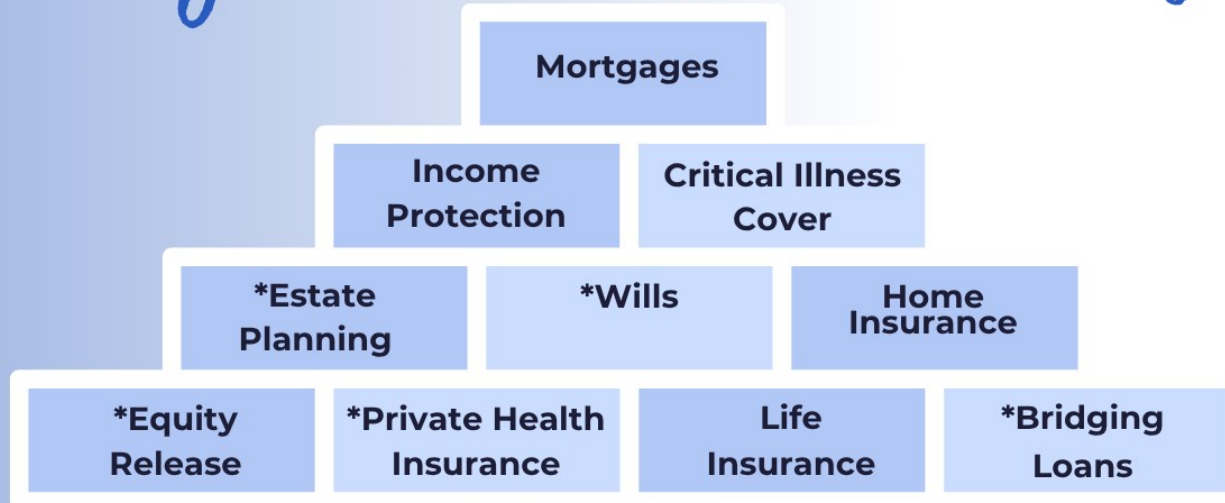
Tenure: Freehold Council: CUMBERLAND Tax Band: C

#### 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

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The advice will be given by the right retirement plan limited

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