25 Mountain View, Cockermouth, CA13 0DG

Guide Price **£295,000**

PFK

25 Mountain View

The Property:

Blending period charm with modern convenience, this charming three bedroom terraced house offers a spacious and versatile layout perfect for family living. Step inside to discover two inviting reception rooms, enhanced by elegant wooden flooring, classic fireplaces, and large bay or sash windows that flood the spaces with natural light. The open plan kitchen and dining area is truly the heart of the home, boasting sleek modern units, a handy kitchen island with breakfast bar, and direct access to the garden through door out to the patio - perfect for indoor-outdoor entertaining. Upstairs, generous bedrooms feature built-in storage, stylish period details, and plush carpeting, while the attic bedroom impresses with a vaulted ceiling, exposed beams, and skylights for a bright, cosy retreat. A contemporary bathroom with a walk-in shower, bathtub, and characterful exposed beams completes the accommodation.

Further enhancing this property's appeal are its wonderful outdoor spaces, including a private patio, small front garden, and a charming rear courtyard ideal for relaxing or alfresco dining. Secure offroad gated parking offers both convenience and peace of mind. Practical touches such as a well equipped utility area with built-in storage, modern sink, and a bright, functional hallway add everyday comfort. With its combination of period features, modern finishes, and family friendly spaces, this property is sure to attract significant interest - early viewing is highly recommended.

25 Mountain View

Location & Directions:

Enjoying an elevated position within one of Cockermouth's most desirable residential areas, Mountain View offers a peaceful setting with lovely outlooks, while remaining just a short walk from the town centre. This attractive terrace lies within easy reach of local amenities, including independent shops, cafés, supermarkets and highly regarded schools. Fairfield Primary is only a few minutes' walk away, and Cockermouth School is also within easy reach, making this an ideal spot for families. Cockermouth itself is a vibrant market town on the edge of the Lake District National Park, offering a great blend of community spirit, history and access to stunning countryside. Mountain View is particularly well placed for access to the western Lakes, with Buttermere, Crummock Water and Loweswater all just a short drive away. With its combination of scenic surroundings, convenient town access, and strong local amenities, Mountain View is an excellent location for those seeking both charm and practicality in their next home.

Directions
The property can be found under postcode CA13 0DG

- **3 bedroom characterful mid terrace**
- **EPC rating D**
- **Council Tax: Band C**
- **Tenure: Freehold**

ACCOMMODATION

Entry
4' 3" x 3' 7" (1.30m x 1.10m)
Accessed via wooden external door with glazed inserts and panel over. Exposed floor boards, dado rail and wooden internal door to hallway.

Hallway
9' 2" x 3' 4" (2.80m x 1.02m)
Decorative coving and mouldings, stairs to first floor, dado rail, small unit housing the electric fusebox.

Hallway
7' 3" x 3' 7" (2.20m x 1.10m)

Living Room
27' 4" x 10' 2" (8.33m x 3.09m)
A susbtantial 'front to back' open plan room with decorative coving, working wooden shutters to the bay window, exposed floor boards, tiled fireplace with wooden surround and point for TV. Dining area has space for an 8 person dining table, wall mounted shelving, twin wooden internal doors with glazed inserts.

Kitchen
16' 8" x 11' 5" (5.08m x 3.47m)
Rear aspect room with UPVC double glazed door and windows. Spacious kitchen dining room comprising a range of base and wall units in a cream shaker style finish and complementary granite effect countertop, dual fuel cooker with oven and grill, extractor fan over, composite sink with drainage board and mixer tap. Integral fridge and two freezers. Understairs storage cupboard, parquet flooring, space for a four person dining table.

Utility Room
7' 0" x 4' 11" (2.13m x 1.50m)
Dual aspect room with Velux skylight, shaker style storage cupboard with granite effect countertop, ceramic sink with drainage board and mixer tap, plumbing for undercounter washing machine, wall mounted gas combi boiler, large storage cupboard and door to WC.

Cloakroom/WC
5' 11" x 3' 3" (1.80m x 1.00m)
Wooden internal door with stained glass window leads to cloakroom with WC and wash hand basin.

FIRST FLOOR LANDING
8' 1" x 3' 8" (2.47m x 1.12m)
Velux skylight, dado rail, stairs to second floor.

Bedroom 1
12' 7" x 15' 8" (3.84m x 4.78m)
Light and airy front aspect high ceiling room with decorative coving, twin windows, fitted wardrobes and storage units.

Bedroom 2
10' 9" x 8' 11" (3.28m x 2.73m)
High ceiling rear aspect double bedroom with built in wardrobes and shelves.

Bathroom
10' 9" x 6' 8" (3.28m x 2.03m)
Side aspect room comprising four piece suite with corner shower cubicle and mains powered shower, WC, wash hand basin and bath, tiled splashbacks, built in storage cupboard, vertical heated towel rail.

Hallway
2' 4" x 2' 3" (0.70m x 0.68m)
Stairs to second floor.

Bedroom 3
11' 4" x 16' 8" (3.46m x 5.08m)
Rear aspect double bedroom with Velux skylight, wood paneled vaulted ceiling, exposed beams, built in wardrobes and undereaves storage cupboard.

EXTERNALLY

Front Garden

There is a low maintenance front courtyard laid to chippings.

Yard

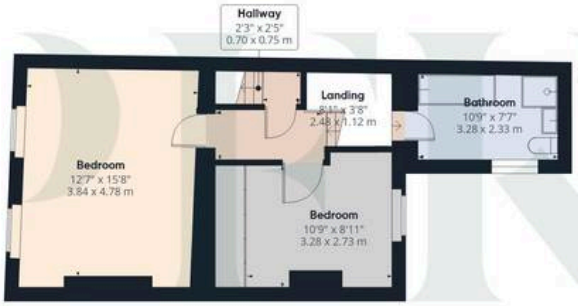
To the rear of the property, with gated access from Hill Street is a substantial courtyard garden laid to patio area, tarmac parking area for one car, and a storage outbuilding. The courtyard receives sun throughout the day into the evening and is a complete sun trap.

SECURE GATED

1 Parking Space

Gated off road parking for one car at the rear of the property

Floor 0



Floor 1

Floor 2

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Approximate total area(1)

1341 ft²

124.4 m²

Reduced headroom

22 ft²

2.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360

ADDITIONAL INFORMATION

Services
Mains gas, electricity, water & drainage. Gas central heating, and partial double glazing installed. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

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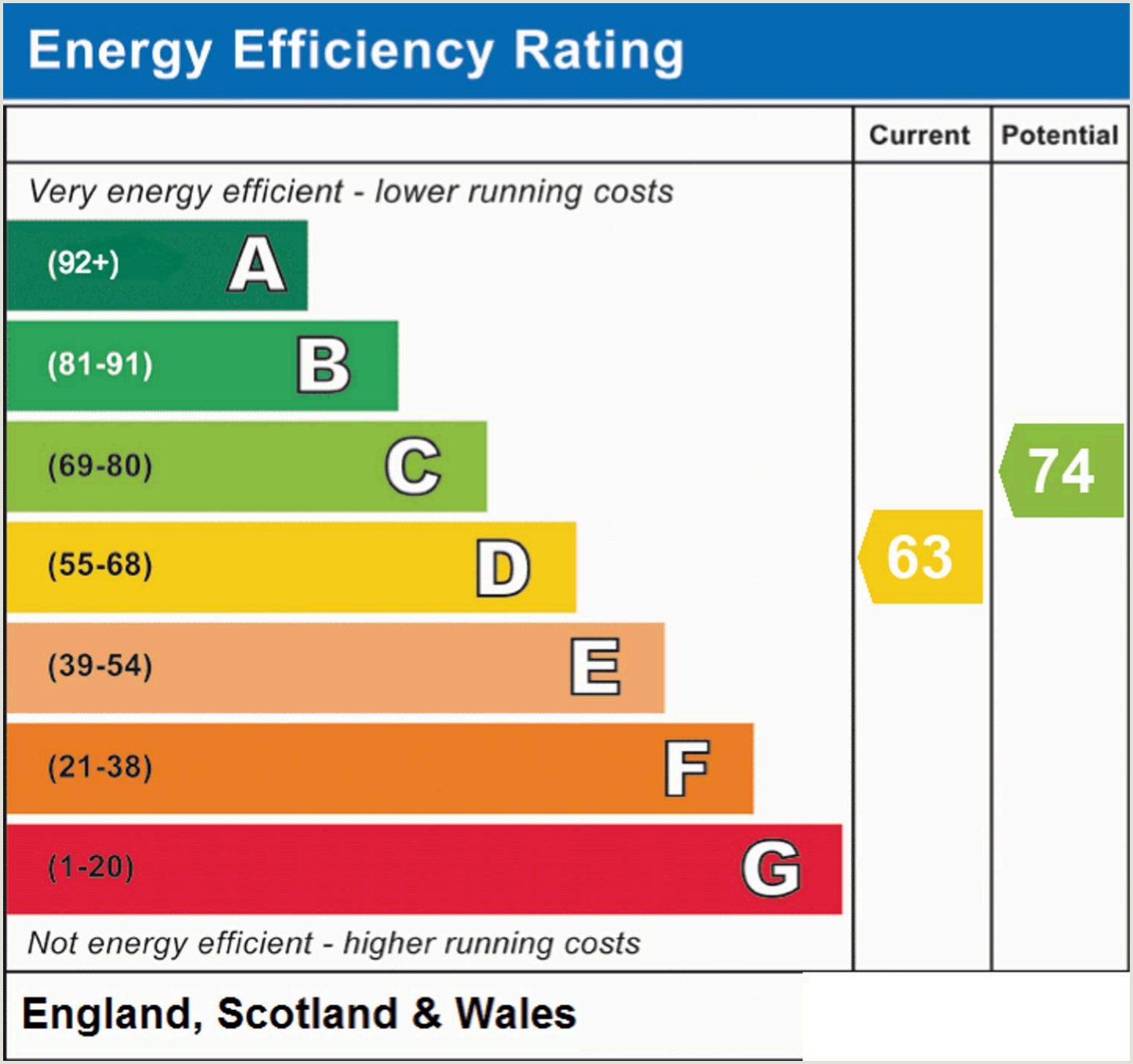

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