



## 13 Buttermere Close , Cockermouth CA13 9JJ

Bungalow - Detached



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GRISDALES

PROPERTY SERVICES

£305,000

### Key Highlights

- Immaculately Presented Detached Bungalow – Ready to Move Straight Into
- Bright and spacious lounge with French doors to the garden, plus a versatile second reception room ideal as a dining room, home office or snug.
- Two well-proportioned bedrooms complemented by a well-appointed bathroom.
- A beautifully presented rear garden with decking, lawn, and established borders, complemented by an attractive front garden.
- Enjoy the Best of Both Worlds – A Peaceful Cul-de-Sac Close to Town & Countryside Walks
- A Home Best Experienced in Person, More Than Meets the Eye
- Contemporary kitchen, recently updated and featuring generous built-in storage.
- Well-planned, spacious accommodation offering generous living space throughout
- Ample off-road parking across two driveways, complemented by a single detached garage and shed
- EPC Rating C

13 Buttermere Close, Cockermouth





## Welcome to Buttermere Close, Cockermouth

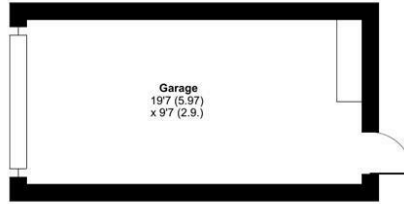
This beautifully maintained detached bungalow offers the perfect blend of comfort, space, and location. With a bright and spacious lounge with French doors opening onto a sunny garden, a modern recently fitted kitchen, and two cosy bedrooms, the home is ready to move into while still offering scope to personalise. With easy-to-manage outdoor space, ample parking, and a garage, it's both practical and inviting. Positioned in a peaceful cul-de-sac on the edge of town, it combines tranquillity with convenience, with local amenities close by and scenic walks right on the doorstep—making it an ideal place to relax and enjoy everyday living.

Floorplan

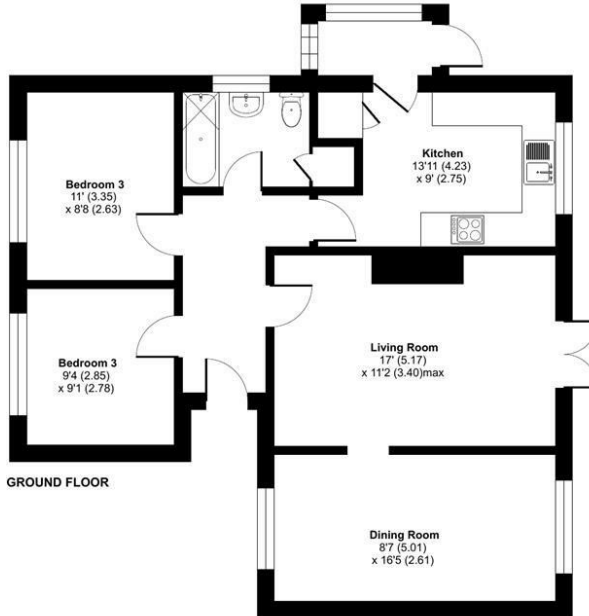
**Buttermere Close, Cockermouth, CA13**

Approximate Area = 984 sq ft / 91.4 sq m

For identification only - Not to scale



**GARAGE**



**GROUND FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Grisdates. REF: 1471886

**Total Floor Area:**  
984.00 sq ft

## THINGS YOU NEED TO KNOW

The property is Freehold and benefits from mains gas, electric, water and drainage services. Possibly include Washing machine, Fridge Freezer and dryer if required.

## OWNERS COMMENTS

In the owners words "We bought this lovely bungalow for our elderly parents to bring them closer to us, and they settled in instantly. They absolutely adored the bright, airy rooms and found the property incredibly easy to manage. Located in a beautifully quiet cul-de-sac with no passing traffic, they felt safe and welcomed by wonderful, friendly neighbours.

No matter the time of day, natural light pours through the windows, and the garden enjoys sunshine from morning until evening. It became a peaceful haven for them, especially as they loved watching the countless birds that visited the garden right from the comfort of indoors. This home served our parents beautifully and brought them immense happiness. We truly hope the next owners find just as much joy and comfort living here."

## YOUR PERFECT NEW HOME

Step into your perfect new home!

This beautifully presented bungalow offers comfortable, well-maintained accommodation that is sure to impress from the moment you arrive. The spacious lounge features French doors opening onto the sunny rear garden, creating the perfect space for relaxing or entertaining family and friends.

The stylish kitchen, fitted just a couple of years ago, provides a modern finish, while the property still offers excellent potential for you to add your own personal touch over time. An improved layout has enhanced the internal living space, making the home feel both bright and spacious.

There are two well-proportioned bedrooms, a practical bathroom, and an attractive, low-maintenance rear garden with a decked seating area, lawn and well-stocked borders, offering an ideal space to enjoy the outdoors.

Completing the package is ample off-road parking and a garage, making this a fantastic opportunity for anyone looking for a welcoming home that's ready to move straight into.

## A QUIET CUL DE SAC SETTING

If the property itself hasn't already won you over, the location certainly will!

Tucked away at the end of a peaceful cul-de-sac of similar homes on the edge of town, this property enjoys a tranquil setting without compromising on convenience. The town centre is just a short distance away, and en route you'll find Slatefell Stores—ideal for picking up those everyday essentials, or even just a pint of milk.

For those who enjoy the outdoors, there are scenic walks right on your doorstep, allowing you to make the most of the beautiful surrounding countryside. Combining a peaceful location with excellent local amenities, this is a wonderful place to call home.

## DIRECTIONS

W3W://serves.runner.skate

## LOCAL COMMUNITY - CA13

Local Area – CA13

centred around Cockermouth and its surrounding villages, offers a highly desirable market-town lifestyle on the edge of the western Lake District. Renowned for its attractive historic centre, the town boasts a vibrant selection of independent shops, cafés and cultural attractions, complemented by excellent everyday amenities, including a wide choice of supermarkets.

The area is particularly well regarded for its education provision, with Cockermouth School and several highly regarded primary schools serving the wider community. Residents also benefit from healthcare

### 13 Buttermere Close, Cockermouth

services, leisure facilities and convenient road links to nearby employment centres such as Workington and Whitehaven.

Combining historic charm, a picturesque riverside setting along the River Derwent and easy access to some of the Lake District's most beautiful countryside, CA13 continues to be a popular choice for families, professionals and those seeking a balance between market-town living and outdoor lifestyle opportunities.



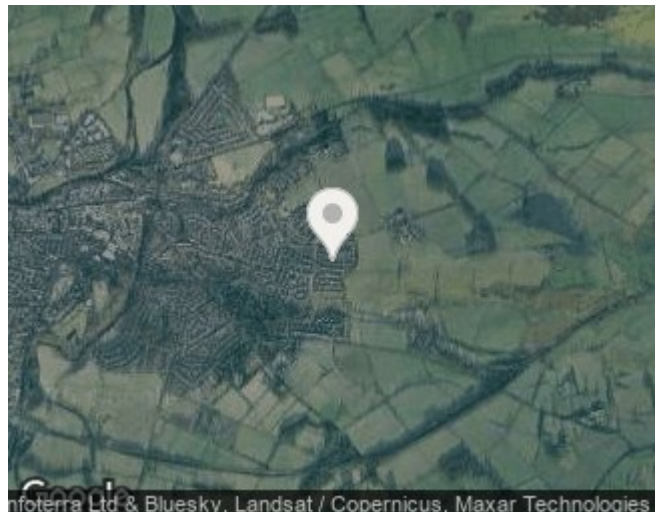
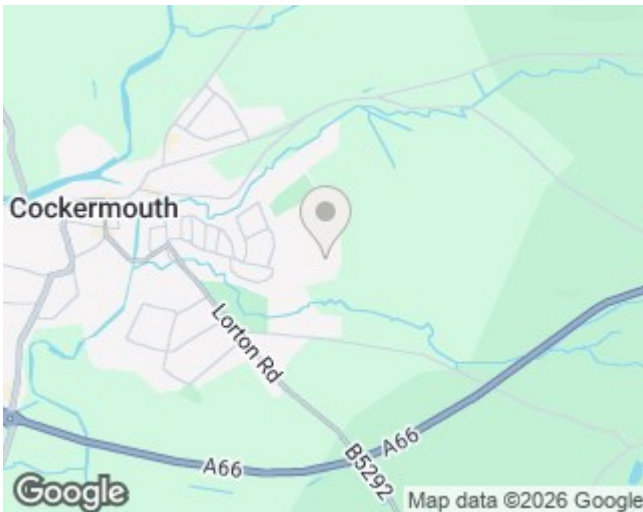








## Location



## 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>69</b>	<b>77</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

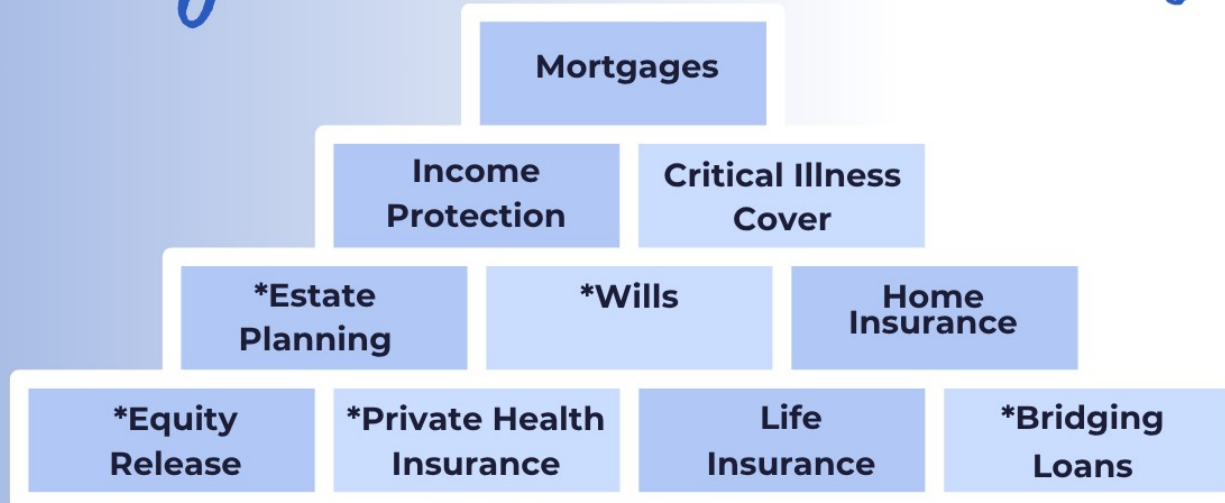
Tenure: Freehold Council: Cumberland Tax Band: C

### 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 firm's 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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