



 2
Bedrooms

 1
Bathroom







PROPERTY DESCRIPTION An attractive two-bedroom end-terrace house situated in a convenient location within Cockermouth, currently utilised as a holiday let. Offering well-presented accommodation over two floors, the property benefits from a living room, kitchen-diner with direct access to the enclosed rear garden, two bedrooms, bathroom and off-road parking. An ideal opportunity for investors seeking holiday-let accommodation or buyers looking for a conveniently located home within this popular Cumbrian market town.

ACCOMMODATION

Ground Floor

Living Room A comfortable reception room with fitted carpet, neutral décor, front-facing window and feature fireplace with timber surround and tiled hearth. There is ample space for seating and additional furniture, with a doorway leading to the kitchen-diner.

Kitchen-Diner Fitted with light wood-effect wall and base units, dark work surfaces and a decorative mosaic tiled splashback.

Appliances include a double oven, gas hob with extractor hood, dishwasher and stainless-steel sink. There is space for a dining table and chairs, while tiled flooring and glazed double doors provide direct access to the rear garden.

First Floor

Bedroom One A well-proportioned double bedroom with front-facing window, wooden floorboards, radiator and two built-in storage cupboards.

Bedroom Two A second bedroom with fitted carpet, window and radiator, currently arranged with twin beds. Suitable for guests, children or use as a home office.

Bathroom Fully tiled and fitted with a pedestal washbasin, WC and separate enclosed shower cubicle with wall-mounted shower. Further features include chrome heated towel rails, patterned floor tiles and a frosted window.

OUTSIDE The property has a paved frontage with planted areas and container planting around the entrance. Off-road parking is available within the shared residential court immediately outside the house.

The enclosed rear garden is accessed from the kitchen-diner and comprises a paved patio, gravelled sections, raised planting beds and established shrubs, providing space for outdoor seating and relaxation.

LOCATION Stables Court is situated just off Derwent Street in Cockermouth, a popular market town offering a range of shops, cafés, restaurants and everyday amenities. The town also provides access to the surrounding Cumbrian countryside and the western Lake District.

HOLIDAY-LET OPPORTUNITY Currently utilised as a holiday let, the property offers the opportunity to explore continuing its use as holiday accommodation, subject to any applicable planning, licensing and regulatory requirements. Purchasers should make their own enquiries regarding the existing holiday-let arrangements and the property's rating position.

ADDITIONAL INFORMATION

- **Property type:** Two-bedroom end-terrace house
- **Accommodation:** Arranged over two floors
- **Parking:** Off-road parking within the residential court
- **Garden:** Enclosed rear garden
- **EPC rating:** C (current score 69; potential score 86)
- **Council tax/business rates:** Currently subject to Small Business Rates Relief in connection with its use as a holiday let. The property was previously in Council Tax Band B. Purchasers should confirm the applicable rating position with the relevant authority.

METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents:

Mitchells Estate Agency

Lakeland Livestock Centre

Cockermouth, Cumbria, CA13 0QQ

Tel: 01900 822016

Email: info@mitchellsestateagency.co.uk

SERVICES

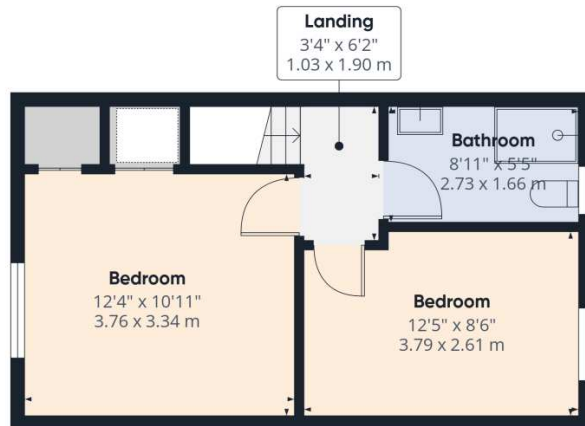
The property benefits from mains electricity, gas, water and drainage. Purchasers should satisfy themselves as to the availability, adequacy and condition of the services.

VALUE ADDED TAX (VAT)

VAT will be charged if applicable.



Floor 0



Floor 1



Approximate total area⁽¹⁾
686 ft²
63.8 m²

Reduced headroom
11 ft²
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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Stables Court, COCKERMOUTH, CA13 0EZ

