



8 Kirkgate, Cockermouth, CA13 9PJ

Guide Price **£145,000**

PFK

8 Kirkgate

The Property:

8 Kirkgate is a charming two bedroom cottage situated within historic Kirkgate, part of Cockermouth's Conservation Area, and just a short walk from the town centre and its excellent range of amenities.

Offered to the market with no onward chain, the property presents an exciting opportunity for buyers looking to modernise and personalise a home full of character.

The accommodation comprises a lounge, kitchen with appliances, bathroom, two bedrooms, and a useful basement level with restricted head height, ideal for storage.

Externally, there is a low maintenance side garden, predominantly paved for ease of upkeep.

Whether you're seeking a holiday let investment, a lock up and leave retreat, or a characterful home in a highly desirable location, 8 Kirkgate offers excellent potential.





8 Kirkgate

Location & directions:

The property is located on Kirkgate and can be easily found using postcode CA13 9PJ. Number 8 is the end terrace property at the far end of the row, closest to the junction with St Helens Street.

Directions

The property can easily be found on Kirkgate, using postcode CA13 9PJ, and it is number 8.

- **2 bedroom cottage**
- **Has outside space**
- **Room for improvement**
- **No onward chain**
- **Tenure: freehold**
- **Useful basement storage area**
- **EPC rating TBC**
- **Council Tax: Band: A**



ACCOMMODATION

GROUND FLOOR

Front Entrance

2' 5" x 3' 5" (0.73m x 1.05m)

Front porch entrance from Kirkgate leading directly into the lounge.

Lounge

14' 10" x 11' 8" (4.51m x 3.56m)

The sitting room enjoys a window to the front elevation and features a log burning stove set beneath a characterful exposed beam. Additional exposed beams add to the cottage's charm, while doors provide access to the staircase and kitchen.

Kitchen

7' 2" x 12' 3" (2.18m x 3.73m)

Fitted with a range of base and wall units, the kitchen provides space for a small dining table and chairs. There is a stainless steel sink with drainer, a window to the front elevation, space for a fridge freezer, and access to the rear porch and cellar.

Rear Entry

1' 10" x 3' 5" (0.56m x 1.03m)

Rear porch entrance from Bitterbeck car park leading into the kitchen.

BASEMENT LEVEL

Cellar

6' 3" x 9' 0" (1.90m x 2.75m)

The cellar is accessed via a steep staircase and has restricted headroom throughout, making it unsuitable as additional living accommodation. However, it provides useful storage space.





FIRST FLOOR

Bedroom 1

15' 5" x 1' 2" (4.70m x 0.35m)

With a window to the front elevation, this room features an attractive fireplace and traditional wooden shutters, adding character and charm.

Bedroom 2

6' 11" x 7' 0" (2.11m x 2.14m)

Rear facing bedroom.

Bathroom

6' 10" x 3' 11" (2.08m x 1.19m)

The shower room comprises a shower cubicle, WC and wash hand basin, with a Velux skylight providing natural light.

EXTERNALLY

Garden

There is a low maintenance side garden, predominantly paved for ease of upkeep.

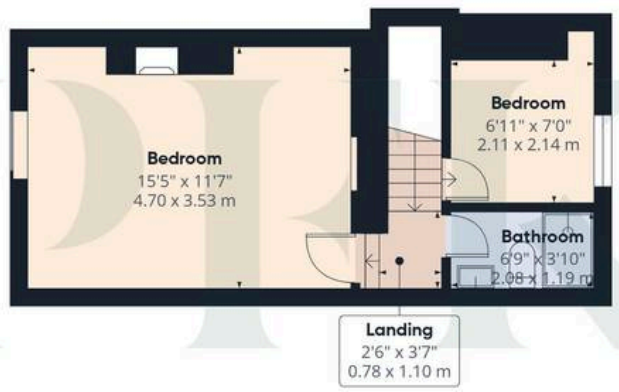




Floor -1



Floor 0



Floor 1



Approximate total area⁽¹⁾
600 ft²
55.6 m²

(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.

ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas fired central heating and glazing installed throughout. Please note: 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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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 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.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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