# 51 Gote Road, Cockermouth, CA13 0JB

**Guide Price** £175,000

PFK

# 51 Gote Road

## The Property:

Tucked away behind its attractive exterior, this characterful terraced property offers surprisingly versatile accommodation arranged over three levels, with a blend of traditional features and contemporary touches, with the added bonus of no onward chain.

The ground floor provides a cosy sitting room, centred around a log burning stove, together with a useful rear entrance hall and a well presented bedroom. Upstairs, the accommodation opens up considerably, with a bright and stylish dining kitchen fitted with modern units and integrated appliances. Windows to both sides provide excellent natural light and pleasant views. Also on this floor is a generous second bedroom with windows to the front and a bathroom.

The accommodation continues to the upper level, where two further rooms provide useful additional space. Due to the current staircase and access arrangements, these rooms cannot be marketed as bedrooms, although there is potential for them to be adapted for bedroom use, subject to suitable alterations and any necessary permissions.

To the rear, the property enjoys a private enclosed courtyard, with a sizeable paved area providing plenty of room for outdoor seating, entertaining or simply enjoying the mature surroundings.

Offering plenty of character, adaptable accommodation and scope to make the property your own, this is a home that deserves to be viewed to appreciate its layout and potential.

# 51 Gote Road

## Location & Directions:

Cockermouth is a charming market town in west Cumbria, ideally positioned between the Lake District and the coast. The town offers a good range of shops, cafés, pubs, restaurants and everyday amenities, alongside well regarded schools and attractive riverside walks. Known as the birthplace of poet William Wordsworth, Cockermouth has a rich history and an appealing mix of Georgian and Victorian architecture. The town sits at the confluence of the rivers Cocker and Derwent and provides an excellent base for exploring the western Lake District, with Keswick, the Solway coast and the Cumbrian fells all within easy reach. With its attractive setting, strong local community and convenient access to the wider area, Cockermouth is a popular choice for both permanent residents and those looking for a base in west Cumbria.

**Directions**
The property can easily be found under postcode CA13 0JB and it is No51.

- **2 bedrooms plus attic rooms**
- **Council Tax: Band TBC**
- **EPC rating D**
- **Tenure: Freehold**

## ACCOMMODATION

### GROUND FLOOR

**Entrance**
4' 4" x 2' 9" (1.32m x 0.84m)

**Lounge**
10' 7" x 14' 3" (3.23m x 4.35m)

**Bedroom**
8' 0" x 14' 2" (2.45m x 4.31m)

**Rear Hall**
2' 10" x 5' 0" (0.87m x 1.53m)

### FIRST FLOOR

**Landing**

**Kitchen/Diner**
8' 8" x 14' 10" (2.64m x 4.52m)

**Bedroom**
13' 1" x 9' 2" (4.00m x 2.79m)

**Bathroom**
6' 7" x 5' 6" (2.00m x 1.67m)

### SECOND FLOOR

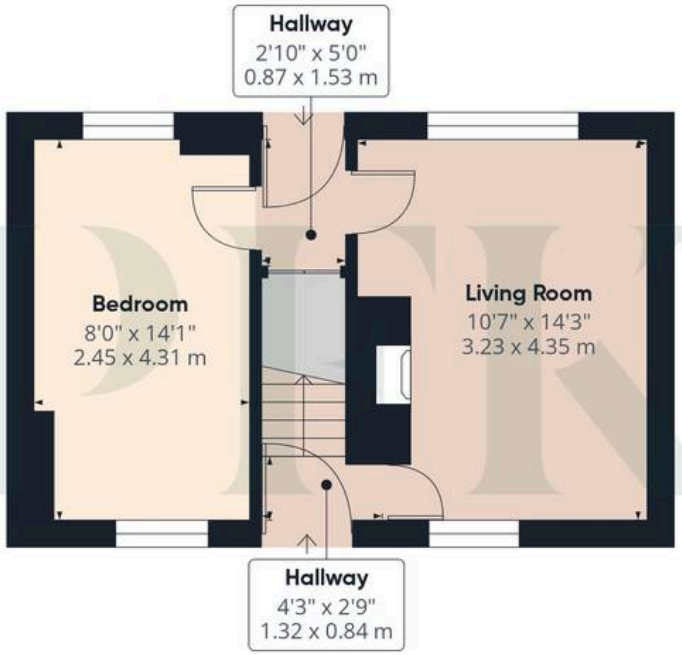
**Attic Room 1**
14' 8" x 14' 4" (4.46m x 4.37m)

**Attic Room 2**
11' 5" x 14' 9" (3.49m x 4.49m)

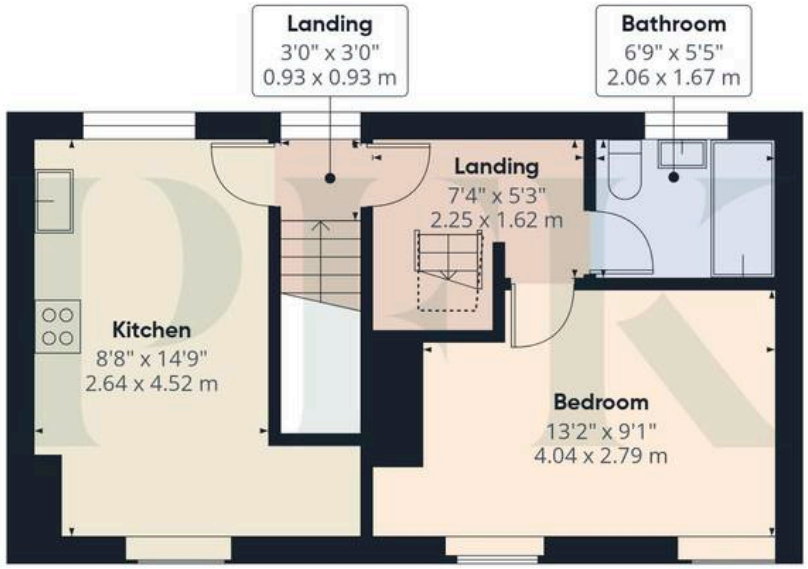
## EXTERNALLY

### Garden

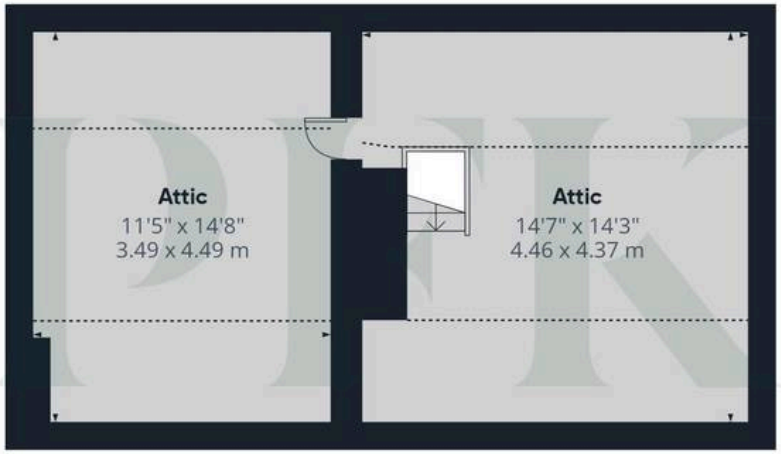
To the rear, the property enjoys a private enclosed courtyard, with a sizeable paved area providing plenty of room for outdoor seating, entertaining or simply enjoying the mature surroundings.




Floor 0




Floor 1



Floor 2

PFK

**Approximate total area**(1)

1039 ft²

96.5 m²

**Reduced headroom**

207 ft²

19.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

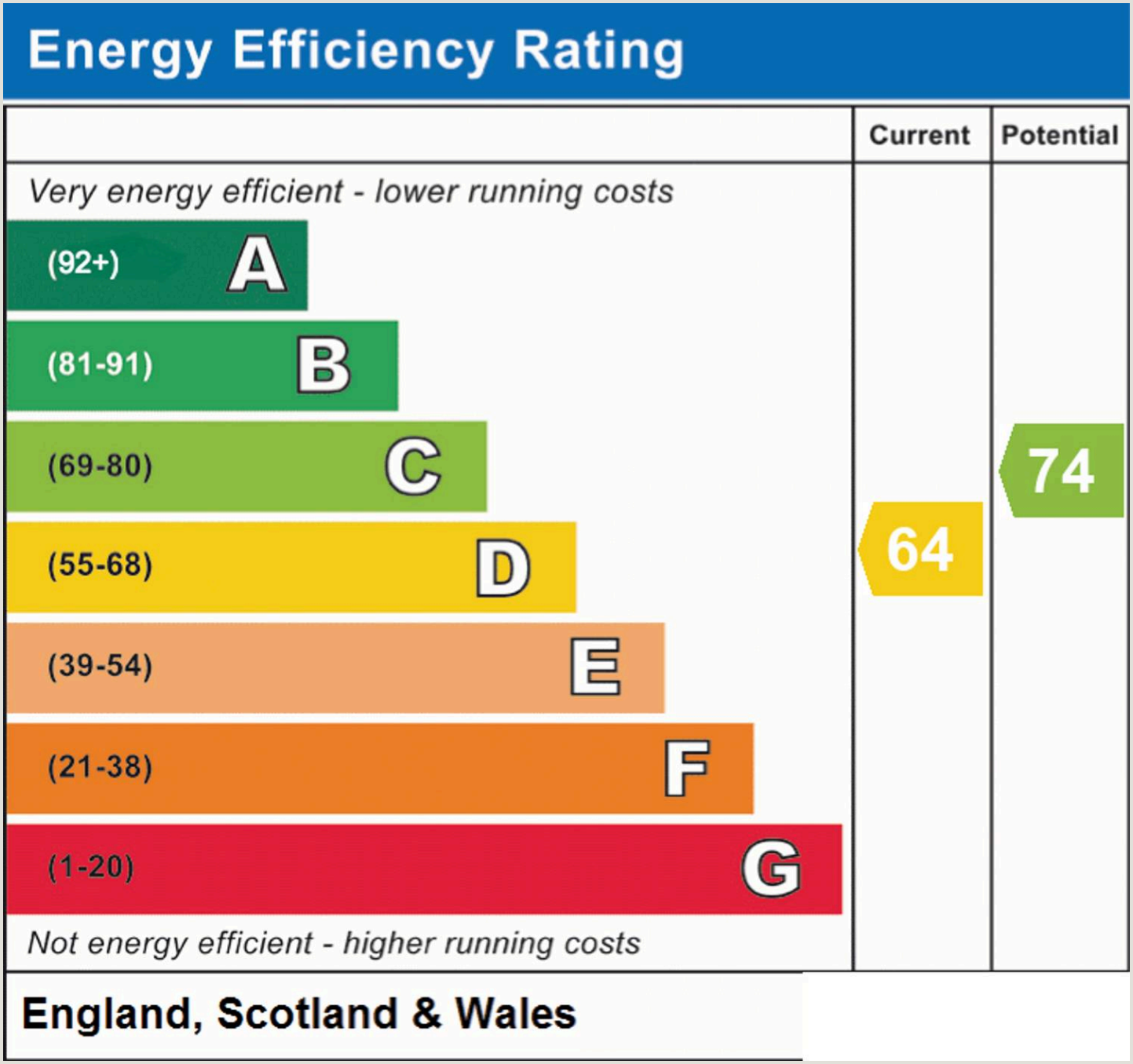
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ADDITIONAL INFORMATION

**Services**
Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. 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.

**Referral Fee Disclosure**
PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens 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 arrang ing 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.



# PFK Estate Agency Cockermouth

**68 Main Street Cockermouth, Cumbria - CA13 9LU**

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/


PFK