



**29 Wordsworth Terrace, Cockermouth, CA13 9AH**

Guide Price **£220,000**

**PFK**

## 29 Wordsworth Terrace

### The Property:

This beautifully presented two bed mid-terraced house combines period charm with thoughtful modern updates, offering a warm and inviting atmosphere. Step through the decorative front door into a welcoming hallway with tiled flooring and wooden doors, leading to a comfortable reception room bathed in natural light from large windows. The living area features a decorative fireplace and striking feature wallpaper, creating a cosy space for relaxation or entertaining. The heart of the home is the modern kitchen, where a sleek island with integrated appliances and elegant navy cabinetry is complemented by an electric Aga, custom pantry cupboard, dining space for 4 and traditional period touches. The bright utility room with outdoor access adds functional appeal, while the two generously sized bedrooms - both boasting period feature fireplaces - offer tranquil retreats filled with light. The stylish bathroom features a three piece suite with a mains powered shower over the bath.

Outside, the property truly shines with a charming front garden bursting with greenery and vibrant flowers, enhancing kerb appeal and providing a peaceful spot for morning coffee. Double glazed windows ensure energy efficiency throughout, and a quaint outdoor yard are offers additional space for relaxation. With so much character and versatility, early viewing is highly recommended as homes of this calibre are rarely available for long.





## 29 Wordsworth Terrace

### Location & Directions:

Cockermouth is a vibrant and historic market town on the edge of the Lake District National Park, offering an excellent mix of independent shops, cafés, pubs, and amenities. Well regarded for its community feel, good schools, and scenic riverside walks, the town provides a great balance of countryside living with convenient access to the A66 and nearby towns such as Keswick and Workington.

### Directions

The property is easily located on Wordsworth Terrace, under postcode CA13 9AH

- Beautiful two bed mid terrace
- Historic part of Cockermouth - close to town centre
- Stunning character kitchen with Aga & island
- Light filled high ceiling rooms
- Front garden & rear yard
- EPC rating C
- Council Tax: Band B
- Tenure: Freehold



## ACCOMMODATION

### Entrance Porch

3' 2" x 2' 11" (0.96m x 0.88m)

Accessed via wooden external door, tiled floor, wooden internal door leading to hallway.

### Hallway

11' 3" x 2' 11" (3.43m x 0.89m)

Part wood panelled wall, stairs to first floor landing, tiled floor.

### Living Room

10' 8" x 9' 4" (3.24m x 2.84m)

Light and airy front aspect high ceilinged room, with point for TV, feature fireplace, wall and pendant lighting.

### Kitchen

12' 9" x 12' 8" (3.88m x 3.85m)

Light and airy high ceilinged rear aspect room, fitted with a stunning, high quality kitchen and white stone countertops. Electric Aga, island unit with integral storage and ceramic sink with mixer tap. Integral fridge and freezer. Custom understairs pantry cupboard, herringbone flooring, space for a 4 person table.

### Utility Room

7' 9" x 6' 4" (2.36m x 1.94m)

Side aspect room with wooden external door leading to courtyard garden. Plumbing for washing machine, wall mounted gas boiler.

### Bathroom

6' 2" x 6' 0" (1.89m x 1.82m)

Side aspect room comprising three piece suite, with mains powered shower over bath, WC and wash hand basin.





#### FIRST FLOOR LANDING

2' 9" x 2' 9" (0.84m x 0.83m)

#### Bedroom 1

12' 10" x 12' 9" (3.90m x 3.89m)

Rear aspect spacious double bedroom with high ceiling, feature fireplace and built in storage cupboard.

#### Bedroom 2

12' 9" x 10' 9" (3.89m x 3.28m)

Spacious front aspect double bedroom with high ceiling and feature fireplace.

#### EXTERNALLY

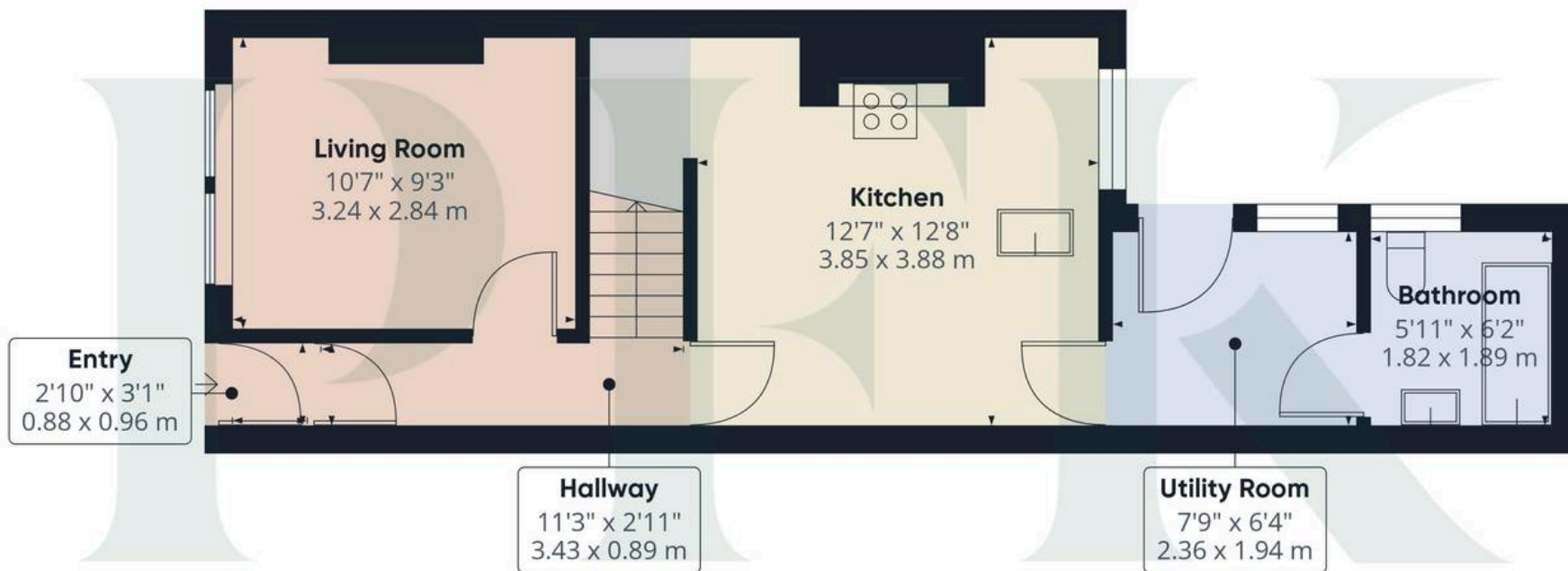
##### Front Garden

A low maintenance front garden with gravelled area, a wide variety of colorful perennials and shrubbery, hedge and stone wall borders.

##### Rear Garden

Rear courtyard garden with storage outbuilding and wooden gate leading to rear lane.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

724 ft<sup>2</sup>

67.2 m<sup>2</sup>

(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.

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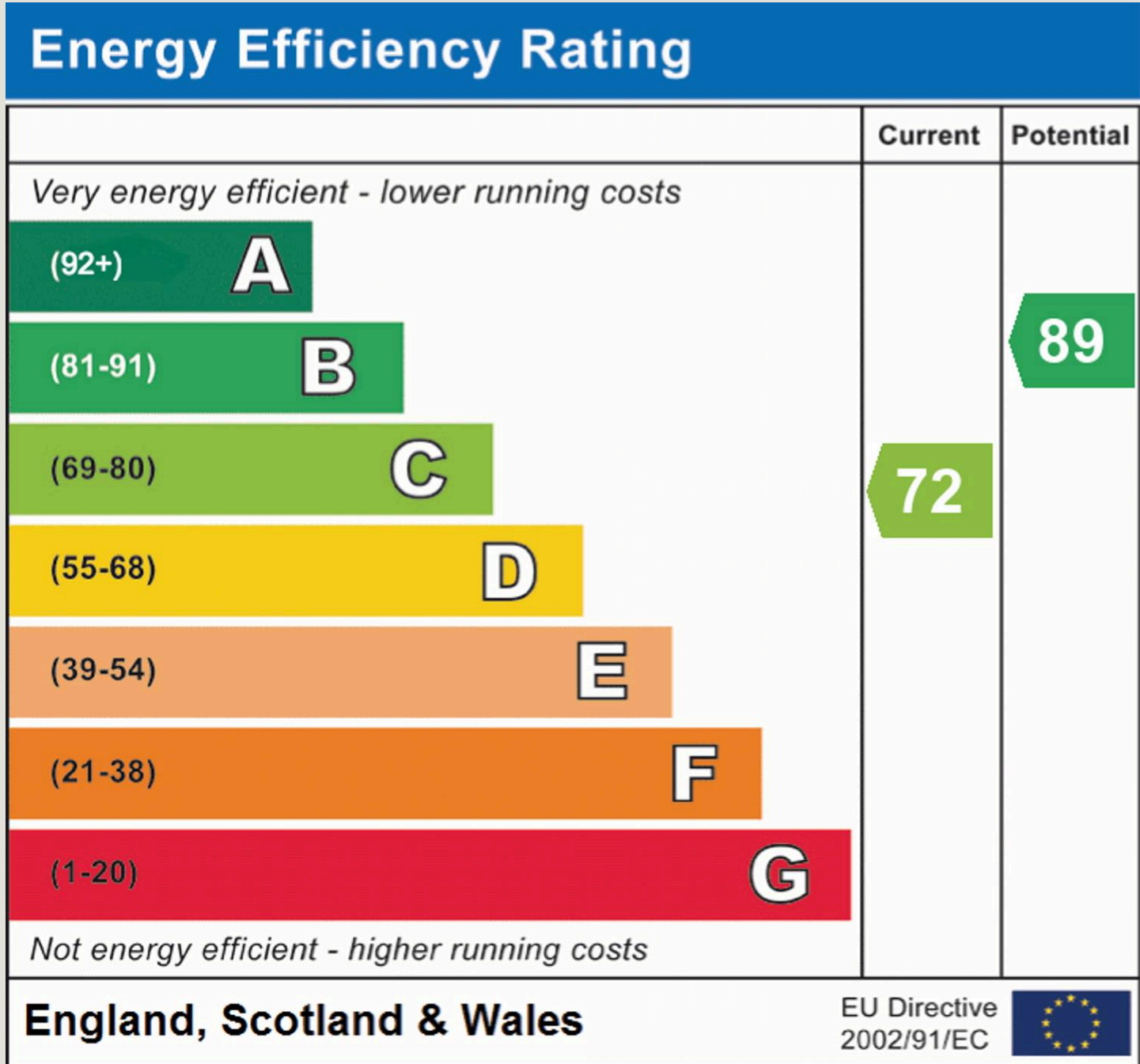
**ADDITIONAL INFORMATION**

**Services**

Mains gas, electricity, water & drainage. Gas central heating, 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 work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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