



8 Market Street, Cockermouth, CA13 9NJ

Guide Price **£160,000**

PFK

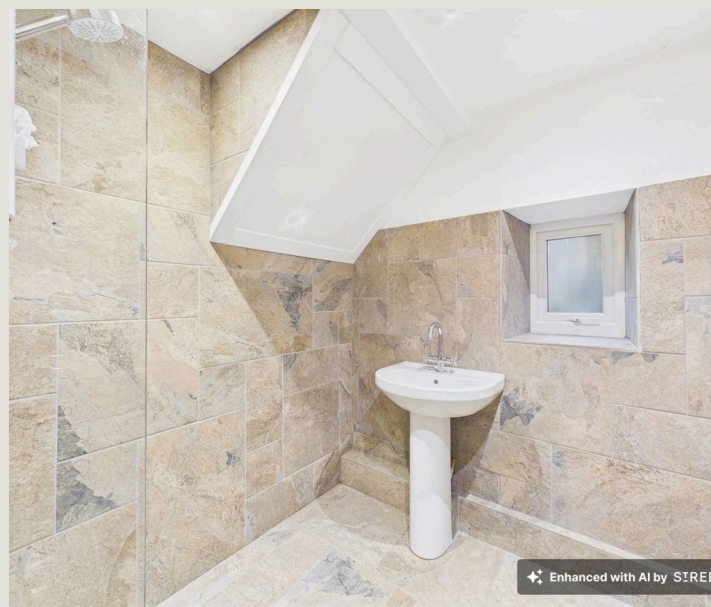
8 Market Street

The Property:

Situated within the town centre, this charming terraced townhouse enjoys a peaceful position neighbouring the historic Town Hall and All Saints Church, placing it within easy reach of Cockermouth's amenities while retaining a sense of quiet seclusion.

Arranged over four floors, the accommodation is both spacious and versatile, briefly comprising a welcoming lounge, basement kitchen and bathroom, two bedrooms to the first floor, and a further attic room, offering flexibility for a range of uses. The property has also been significantly improved, benefitting from extensive flood resilience works throughout.

Offered for sale with no onward chain, it's central yet tucked away position makes it an ideal choice for those seeking a home in the heart of Cockermouth, as well as a strong option for a second home or holiday let investment. The property may also be available fully furnished by separate negotiation.





8 Market Street

Location & Directions:

Situated within one of the oldest parts of the market town of Cockermouth, and set within the north west fringe of the Lake District National Park. Convenient for the town centre, only a short walk to all of Cockermouths amenities including local primary and secondary schools, swimming pool, gymnasiums, two parks which both facilitate riverside walks and thriving local restaurants, public houses, and all shops.

Directions

The property can easily be found on Market St using postcode CA13 9NJ or by using what3words location [///chaos.melon.flukes](https://www.what3words.com/location/chaos.melon.flukes)

- 2/3 bedrooms
- Newly installed kitchen
- Situated in the heart of Cockermouth town
- No onward chain
- Can be sold fully furnished
- EPC rating D
- Council Tax Band 'A'
- Tenure: Leasehold



ACCOMMODATION

FIRST FLOOR

Living Room

15' 10" x 14' 7" (4.83m x 4.44m)

Feature fireplace with stone hearth, original stripped floor boards, window to front, understairs storage cupboard and staircase down to:-

BASEMENT LEVEL

The entire basement level is fitted with underfloor heating.

Kitchen/Diner

11' 1" x 14' 5" (3.37m x 4.40m)

Excellent range of newly installed wall and floor units fitted by the current owner, incorporating double ovens, a matching ceramic hob with extractor over, and plumbing for a washing machine beneath the stairs. Oak style worktops with a 1.5 bowl stainless steel sink are inset, along with a glass brick window and an external door leading to a rear shared courtyard area with neighbouring properties. There is space for a six person dining table. Open access leads into a small storage room adjacent to the kitchen.

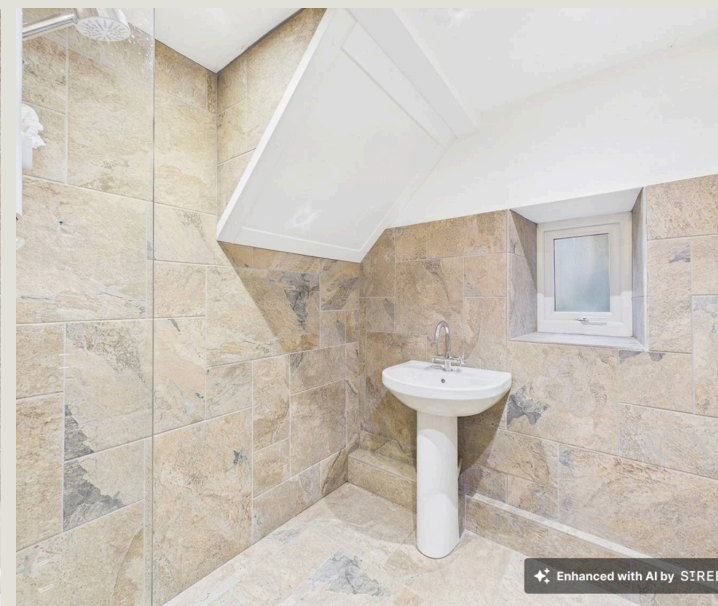
Pantry/Storage

Situated between the kitchen and bathroom, this useful area provides excellent storage space and would be ideal for bikes/equipment or as a pantry style cupboard.

Wet Room

5' 7" x 5' 6" (1.70m x 1.68m)

Installed by the current owner, featuring a frosted window to the rear, with fully tiled walls and floor in a wet room style. The room includes a walk-in open shower, pedestal sink, WC, and a heated towel rail.



FIRST FLOOR

Bedroom 1

9' 3" x 11' 0" (2.83m x 3.36m)

Front facing double bedroom.

Bedroom 2

6' 3" x 11' 2" (1.91m x 3.40m)

Front facing bedroom with understairs storage cupboard.

SECOND FLOOR

Attic Room

16' 1" x 11' 7" (4.90m x 3.54m)

Currently used as a further bedroom, this attic room benefits from a Velux window and an additional window to the rear, providing views over the town and towards the church spire.

EXTERNALLY

Yard

A shared communal area is located to the rear of the property, which is primarily used for storage rather than as an outdoor seating or recreational space.

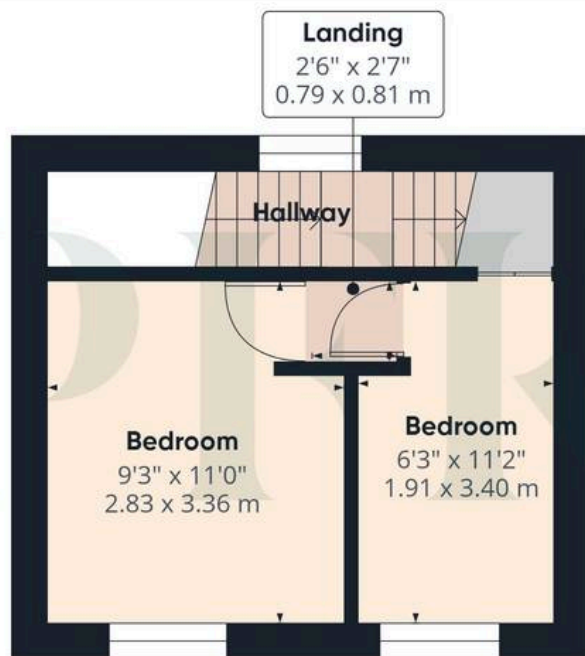




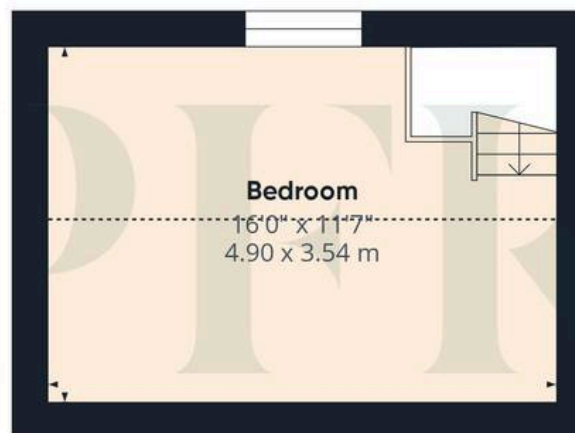
Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

780 ft²
72.4 m²

Reduced headroom

103 ft²
9.6 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.



ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas fired central heating, underfloor heating on the basement level, and double glazing installed. 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.

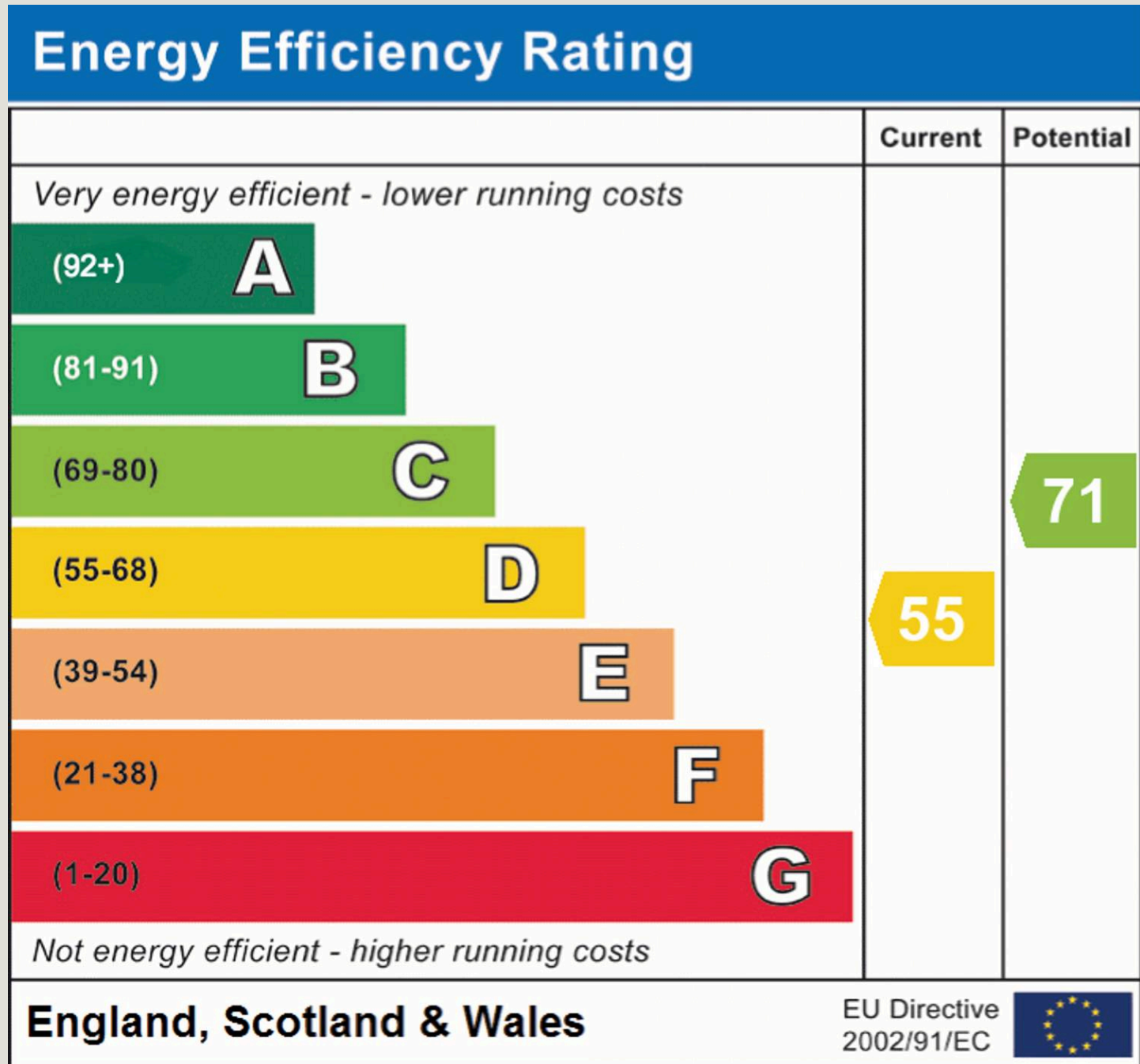
Lease Information

The property is leasehold with the lease being granted in Jun 1761 for a period of 999 years.

Referral Fee Disclosure

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- 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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