



**1 Printers Court, Cockermouth, CA13 9QR**

Guide Price **£200,000**

**PFK**

# 1 Printers Court

## The Property:

Step inside this beautifully presented two bedroom terraced house, where charming period features blend seamlessly with modern design. The spacious open plan living area is bathed in natural light from skylights and large windows, accentuating the exposed wooden beams and high ceiling. A contemporary kitchen awaits with sleek white units, warm countertops, built in storage and dining space for up to 6 - making it a fantastic entertaining or social space.

The main bedroom is spacious and light filled thanks to the large window and Velux skylight, whilst the exposed beams and built in storage add practicality and character to the room, with the added bonus of a well appointed ensuite and walk in shower create a true principal bedroom

The second bedroom is a comfortable double with exposed beams and built in wardrobe. Whilst the main bathroom is on the ground floor, it boasts a three piece suite with mains shower over bath.

There is a fantastic amount of storage in the property, thanks to the generous undercroft style storage room which has utility points for a washing machine, and is approximately the same footprint as the lounge - ample space for bikes, outdoors equipment or even the suitcases and Christmas decorations!

Occupying a fantastic town centre position, within a 2 minute walk of the Main Street with all its shops and services, yet hidden away and enjoying a high degree of privacy, 1 Printers Court is a perfect low maintenance bolt hole for first time buyers, downsizers or someone wanting convenience and style, without the work.





# 1 Printers Court

## 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 park which both facilitate riverside walks and thriving local restaurants, public houses, and all shops.

## Directions

The property can be found under postcode CA13 9QR

- Characterful two bed mid terrace
- Fantastic town centre location
- Spacious rooms, ensuite shower room
- Beautifully presented throughout
- Perfect lock up & leave for FTB or downsizers
- EPC rating TBC
- Council Tax: Band B
- Tenure: Long Leasehold



## ACCOMMODATION

### Hallway

12' 1" x 8' 5" (3.68m x 2.57m)

Accessed via composite front door with double glazed inserts, stairs to first floor, large storage room, spotlighting, engineered oak flooring.

### Kitchen

12' 4" x 10' 6" (3.76m x 3.20m)

Front aspect room comprising a range of base and wall units in an off white shaker style and complementary wood effect countertops, point for freestanding gas and electric range, 1.5 bowl stainless steel sink with drainage board and mixer tap. Plumbing for undercounter dishwasher, space for freestanding fridge freezer. Engineered oak flooring, space for a 6 person dining table, built in storage cupboard.

### Bathroom

8' 4" x 6' 2" (2.53m x 1.89m)

Comprising WC, wash hand basin and bath with mains powered shower over. Tiled splashbacks, heated towel rail and wooden flooring.

### Storage Room

19' 0" x 8' 8" (5.78m x 2.64m)

Substantial undercroft style storage area, with plumbing for washing machine, spotlight, gas combi boiler and laminate flooring.

### Landing

6' 2" x 2' 9" (1.87m x 0.84m)

Split landing providing access to living room and both bedrooms, exposed beam.



### Living Room

18' 8" x 11' 3" (5.69m x 3.44m)

Light and airy rear aspect room with high ceiling, exposed beams, and Velux skylights. Point for wall mounted TV, feature fireplace with slate hearth, wall mounted lighting, and mezzanine level - useful as a reading nook or office space.

### Bedroom 1

12' 0" x 10' 1" (3.66m x 3.07m)

Front aspect double bedroom with exposed beam, Velux skylight, built in storage cupboard, point for TV, loft access via hatch, and ensuite shower room.

### Ensuite Shower Room

3' 11" x 6' 5" (1.19m x 1.96m)

Comprising three piece suite with walk in shower cubicle and mains powered shower, WC, wash hand basin with built in storage, heated towel rail, exposed beam, spotlighting and tiled splashbacks.

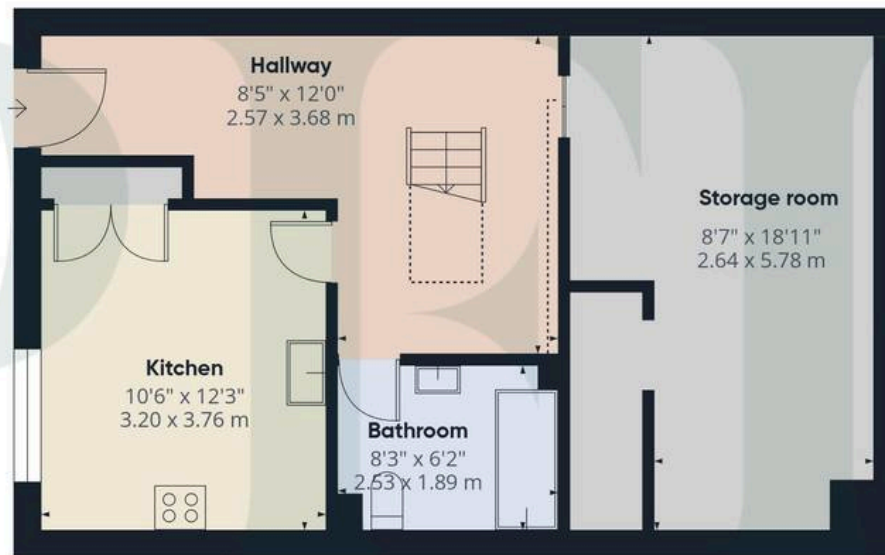
### Bedroom 2

12' 1" x 7' 11" (3.69m x 2.41m)

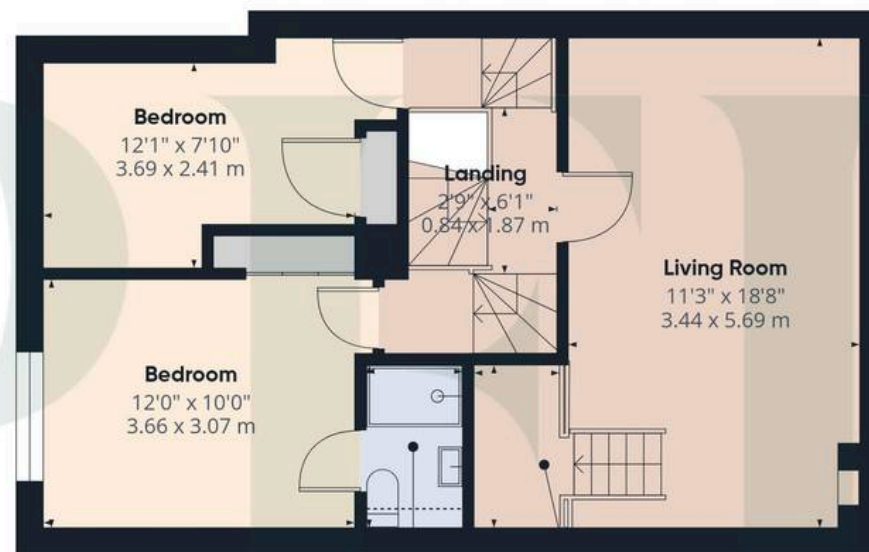
Front aspect double bedroom with Velux skylight, exposed beams and built in storage cupboard.







Floor 0



Floor 1



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

1101 ft<sup>2</sup>  
102.1 m<sup>2</sup>

**Reduced headroom**

205 ft<sup>2</sup>  
19 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.

## ADDITIONAL INFORMATION

### Services

Mains gas, electricity, water & drainage. Gas fired central heating 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.

### Leasehold details

The land is stated to be held for a term of 999 years created by a Lease dated 30 April 1811.

### Referral Fee Disclosure

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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 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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