



14 Challoner Street, Cockermouth, CA13 9QS

Guide Price £175,000

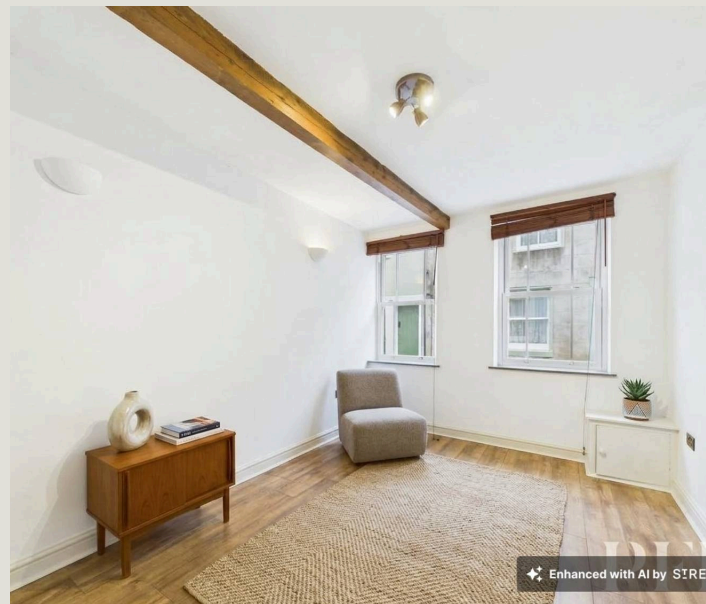
PFK

14 Challoner Street

The Property:

Offering spacious and versatile accommodation in the heart of Cockermouth, this charming three bedroom character property on Challoner Street represents an excellent opportunity for a wide range of buyers. Offered for sale with vacant possession, the property combines period character with practical living space and is ideally positioned within the bustling town centre. The accommodation begins with an entrance porch opening into a welcoming lounge, with a second reception room providing an ideal snug, home office or additional sitting room. There is also a useful ground floor utility room, while a feature curved staircase rises to the first floor where there are three bedrooms, including a stylish ensuite bedroom, together with a luxurious main shower room featuring a beautiful tiled floor. Further enhancing the accommodation is a good sized attic room, offering excellent flexibility for a home office, hobby room, occasional guest space or other lifestyle needs, subject to any necessary consents.

Outside, the property benefits from a small rear yard, while on street parking is available nearby and occupants should be able to apply for a local authority parking permit. The location is a particular highlight, placing everyday amenities right on the doorstep, with Cockermouth town centre offering a great selection of independent shops, cafés, restaurants and other services, alongside schools and wider amenities within the town.



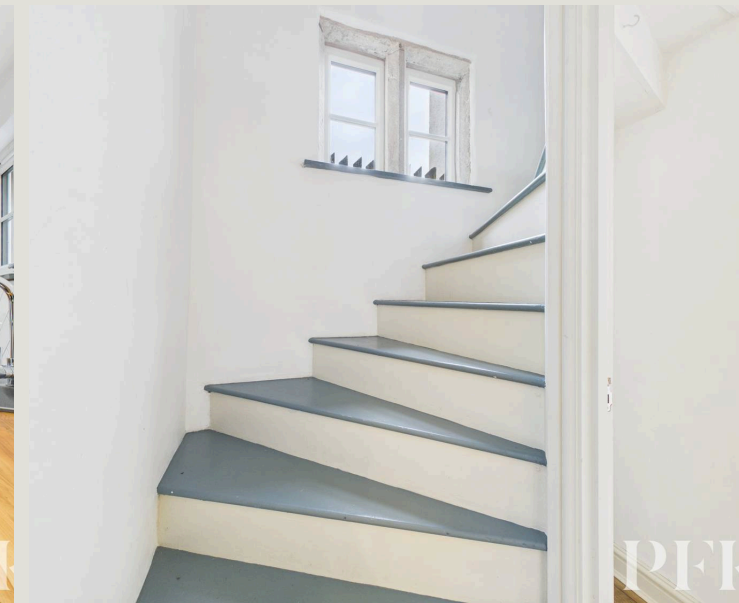
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The property continued...

Whether you are a first time buyer looking to take your first step onto the property ladder, a young family seeking well located and flexible accommodation, or someone relocating to this popular part of Cumbria, this property deserves serious consideration. It could also prove an attractive second home or holiday home opportunity, subject to the buyer's intended use and any relevant requirements.

In summary, this is a characterful and surprisingly spacious town centre home offering excellent flexibility, a superb location and genuine value for money. With vacant possession and a versatile layout, it is a great buy for buyers seeking a home with personality and plenty of potential.

- Charming 3 bedroom character property
- Prime Cockermouth town centre location
- Flexible living space incl two reception rooms and versatile attic room
- No onward buying chain
- Ideal for FTB, relocation or second/holiday home
- EPC Rating C
- Council Tax Band A
- Tenure: Good Leasehold





14 Challoner Street

Location & Directions:

Challoner Street enjoys a highly convenient town centre position in the popular market town of Cockermouth. A wide range of amenities are within easy reach, including independent shops, cafés, restaurants, everyday services and leisure facilities, while the town also offers a selection of schools and other community amenities. The location is particularly well suited to those wanting the convenience of having much of what they need close to home, without sacrificing the character and appeal of living in this attractive west Cumbrian town.

Directions

The property can be located using either CA13 9QS or [W3W///sues.lemmings.goods](https://www.sues.lemmings.goods)



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ACCOMMODATION

Entrance Porch

Lounge

13' 2" x 12' 10" (4.02m x 3.92m)

Snug/Sitting Room

13' 1" x 9' 3" (3.99m x 2.83m)

Kitchen

10' 8" x 9' 3" (3.25m x 2.83m)

Inner Hallway

Utility Room

9' 3" x 5' 10" (2.82m x 1.79m)

FIRST FLOOR LANDING

Shower Room

5' 9" x 5' 3" (1.74m x 1.59m)

Bedroom 1

9' 7" x 8' 1" (2.92m x 2.47m)

En-Suite

5' 8" x 4' 5" (1.72m x 1.35m)

Bedroom 2

13' 0" x 10' 5" (3.97m x 3.17m)

Bedroom 3

11' 1" x 9' 4" (3.37m x 2.85m)

Inner Landing

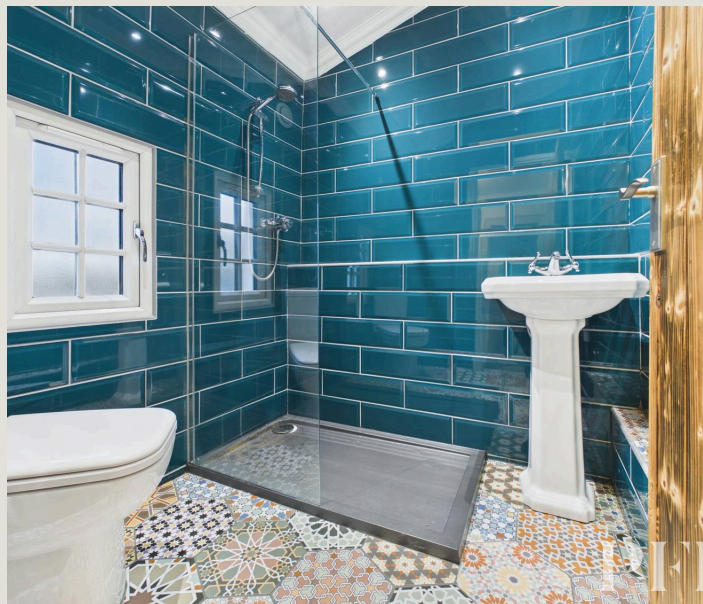
Attic Room

10' 9" x 9' 7" (3.28m x 2.91m)

EXTERNALLY

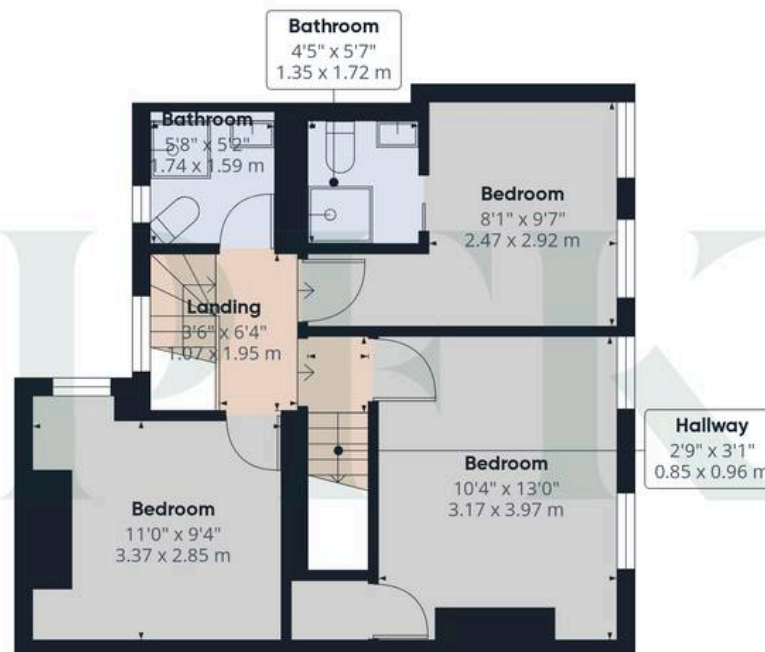
Yard

The property benefits from a small rear yard.





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1003 ft²

93.1 m²

Reduced headroom

28 ft²

2.6 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.

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ADDITIONAL INFORMATION

Services

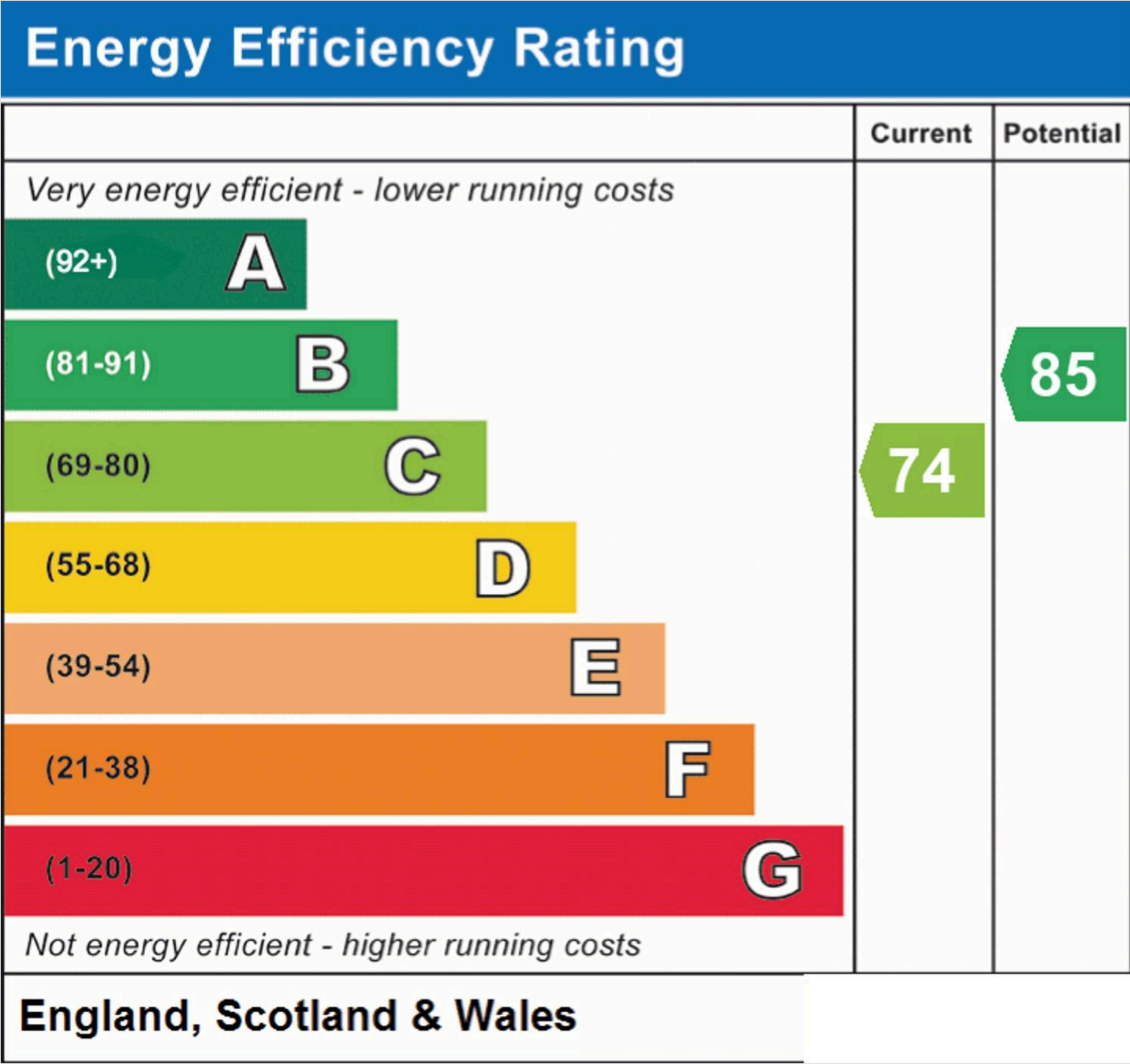
Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Tenure & Ground Rent

The property tenure is leasehold with a term of 990 years from 29th October 1613. We understand that no ground rent is payable.

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 (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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