



29 Simonscales Lane, Cockermouth, CA13 9DJ

Offers Over **£365,000**

PFK

29 Simonscales Lane

The Property:

Welcome to this beautifully presented two bedroom, two bathroom semi-detached bungalow, thoughtfully designed to offer an exceptional blend of style, comfort, and modern living. Step inside and you're greeted by a bright, airy open-plan layout that effortlessly connects the heart of the home – a contemporary kitchen with sleek integrated appliances, a spacious island with seating, and high ceilings accentuated by skylights and French doors. The kitchen flows seamlessly into a generous living area, where vaulted ceilings, a cosy wood burning stove, and abundant natural light create a warm and inviting atmosphere that's perfect for both relaxed family evenings and lively gatherings with friends.

The two spacious bedrooms both enjoy large windows flooding the rooms with natural light, with one featuring a stylish ensuite bathroom for added privacy and convenience. Whilst the current configuration is for two bedrooms, it's a simple conversion to change the ensuite back into a bedroom, giving three double bedrooms.

The bathrooms are a true highlight, boasting modern fixtures, a luxurious freestanding bathtub, and a walk-in shower, all complemented by elegant Cavalio flooring.



29 Simonscales Lane

The Property continued...

Whether you need a dedicated home office, a creative studio, or simply room to unwind, the flexible reception rooms and thoughtful touches throughout offer endless possibilities to suit your lifestyle.

Step outside and discover your own private oasis. The beautifully landscaped garden is designed for low maintenance living, with a lush lawn, mature trees, and privacy fencing creating a tranquil retreat ideal for both quiet relaxation and outdoor entertaining. Multiple patio areas with elegant stone paving provide the perfect setting for al fresco dining or enjoying a morning coffee, while a garden shed offers handy storage for tools or outdoor equipment. French doors connect the inside to the outside, blurring the line between home and garden and enhancing the sense of space throughout. The property also benefits from a spacious driveway with ample parking, and the single storey layout makes it easily accessible for all ages.

This is a rare opportunity to secure a stylish, move-in ready bungalow with every modern comfort and an enviable indoor-outdoor flow. Properties of this calibre are in high demand, so early viewing is highly recommended to avoid disappointment. Don't miss your chance to make this exceptional home your own!





29 Simonscales Lane

Location & directions:

Situated just out of the town centre of the popular market town of Cockermouth, with all of its major shops and services, including highly rated local primary and secondary schools, doctors, dental surgeries and leisure centre. Close to the town's Harris Park offering riverside walks, and with easy access to the A66 for the west coast employment centres and western Lake District.

Directions

The property can be found under postcode CA13 9DJ and sits on the corner of Simonscales Lane and Briar Bank

- Two bed semi detached bungalow
- Fully renovated & extended to an immaculate standard
- Modern open plan kitchen with island
- Ensuite bathroom & shower room
- Potential to create a third bedroom with easy conversion
- Well maintained landscaped gardens
- Spacious driveway with ample parking
- EPC rating C
- Council Tax band B
- Tenure: Freehold



ACCOMMODATION

Entrance Porch

5' 9" x 4' 6" (1.75m x 1.37m)

Accessed via composite door with double glazed insert and side panel, electric panel heater and Cavalio flooring.

Hallway

4' 0" x 15' 5" (1.21m x 4.70m)

Loft access via hatch, storage cupboard, Cavalio flooring.

Living Room

13' 6" x 15' 3" (4.12m x 4.66m)

Light and airy dual aspect room with French doors to the side garden, vaulted ceiling with spotlights and twin skylights, Cavalio flooring, gas stove, point for TV, open plan access into dining kitchen.

Kitchen

13' 4" x 22' 11" (4.07m x 6.98m)

A fantastic social or entertaining kitchen, dual aspect with high vaulted ceiling, spotlights, twin skylights and French doors to the rear garden. The kitchen comprises a range of base, wall and island unit in a contemporary, sleek off-white finish and complementary white quartz counter tops. The island unit has a four burner ceramic hob with integral extractor fan, built in storage and dining space for 4. There is a 1.5 bowl stainless steel sink with mixer tap, separate electric twin ovens and warming tray, integral fridge, freezer and dishwasher, space for a 6 person dining table and Cavalio flooring.

Utility Room

9' 10" x 5' 9" (3.00m x 1.75m)

Dual aspect room with composite door and double glazed inserts giving access to the side garden. Fitted with a range of base and wall units in a light cream shaker style finish and complementary wood effect countertop, stainless steel sink with mixer tap, plumbing for under counter washer and dryer. Cavalio flooring.



WC

3' 1" x 4' 11" (0.93m x 1.50m)

Side aspect room with WC, wash hand basin and Cavalio flooring.

Office

13' 3" x 8' 8" (4.04m x 2.65m)

Rear aspect flexible usage room providing office, study or snug space. Karndean flooring, Hive heating control panel.

Bedroom 1

12' 0" x 13' 9" (3.67m x 4.19m)

Large front aspect double bedroom with ensuite bath room. If there is a requirement for three bedrooms, it is a simple conversion by relocating the internal stud wall between this bedroom and the ensuite, which can then create a third double bedroom with access from the hallway.

Ensuite Bathroom

9' 5" x 7' 6" (2.88m x 2.29m)

A rear aspect room comprising large free standing contemporary bath, WC, wash hand basin and Cavalio flooring. If a third bedroom is required it is a simple conversion to resite the stud wall which separates this room from the main bedroom, and install a door to give access into the hallway.

Bedroom 2

13' 10" x 11' 10" (4.21m x 3.61m)

Front aspect double bedroom.

Shower Room

6' 3" x 5' 3" (1.90m x 1.59m)

Rear aspect shower room with walk in shower cubicle and mains shower, WC and wash hand basin, Cavalio flooring.





EXTERNALLY

Front Garden

Lawned garden with mature trees, shrubbery and hedge borders.

Garden

Side garden with raised flower bed and patio area.

Rear Garden

Sheltered, private sun trap garden laid to lawn and patio, with raised borders, external tap and power points.

DRIVEWAY

4 Parking Spaces

Driveway parking for three to four cars.





Approximate total area⁽¹⁾

1224 ft²

113.8 m²

(1) Excluding balconies and terraces

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

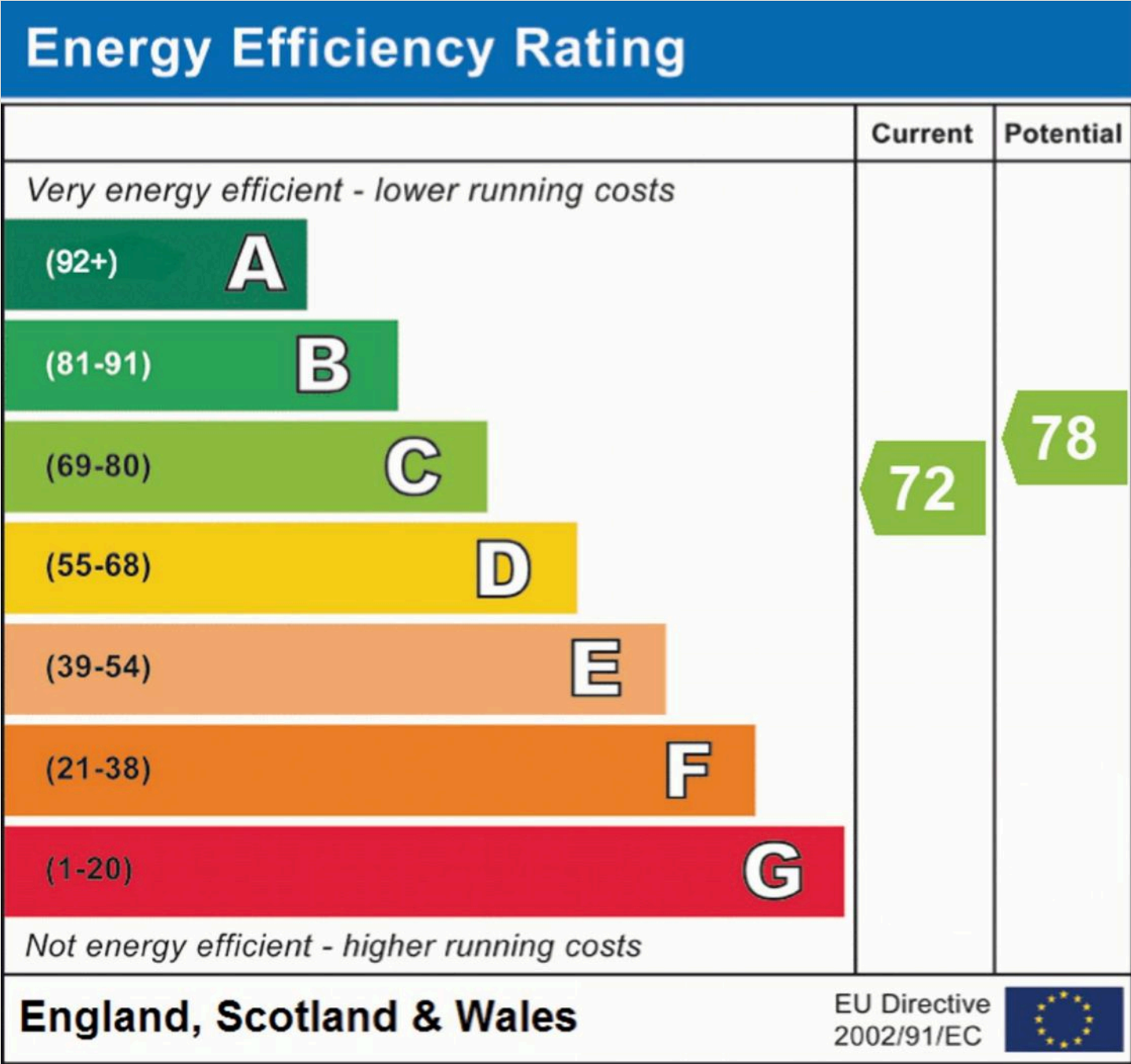
Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient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

Personal Interest Declaration

Estate Agency Act 1979 – Please be advised the seller is an associate of PFK.

Referral Fee Disclosure

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