



11 Castlegate, Cockermouth, CA13 9EU

Guide Price £185,000

PFK

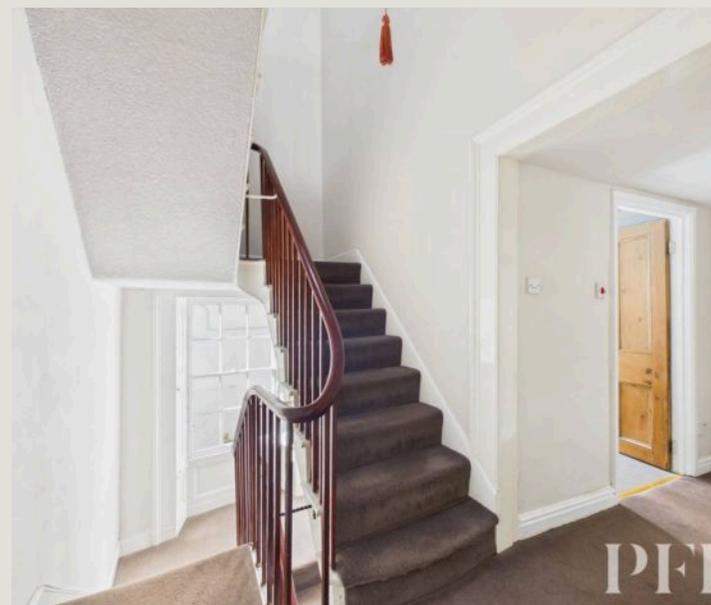
## 11 Castlegate

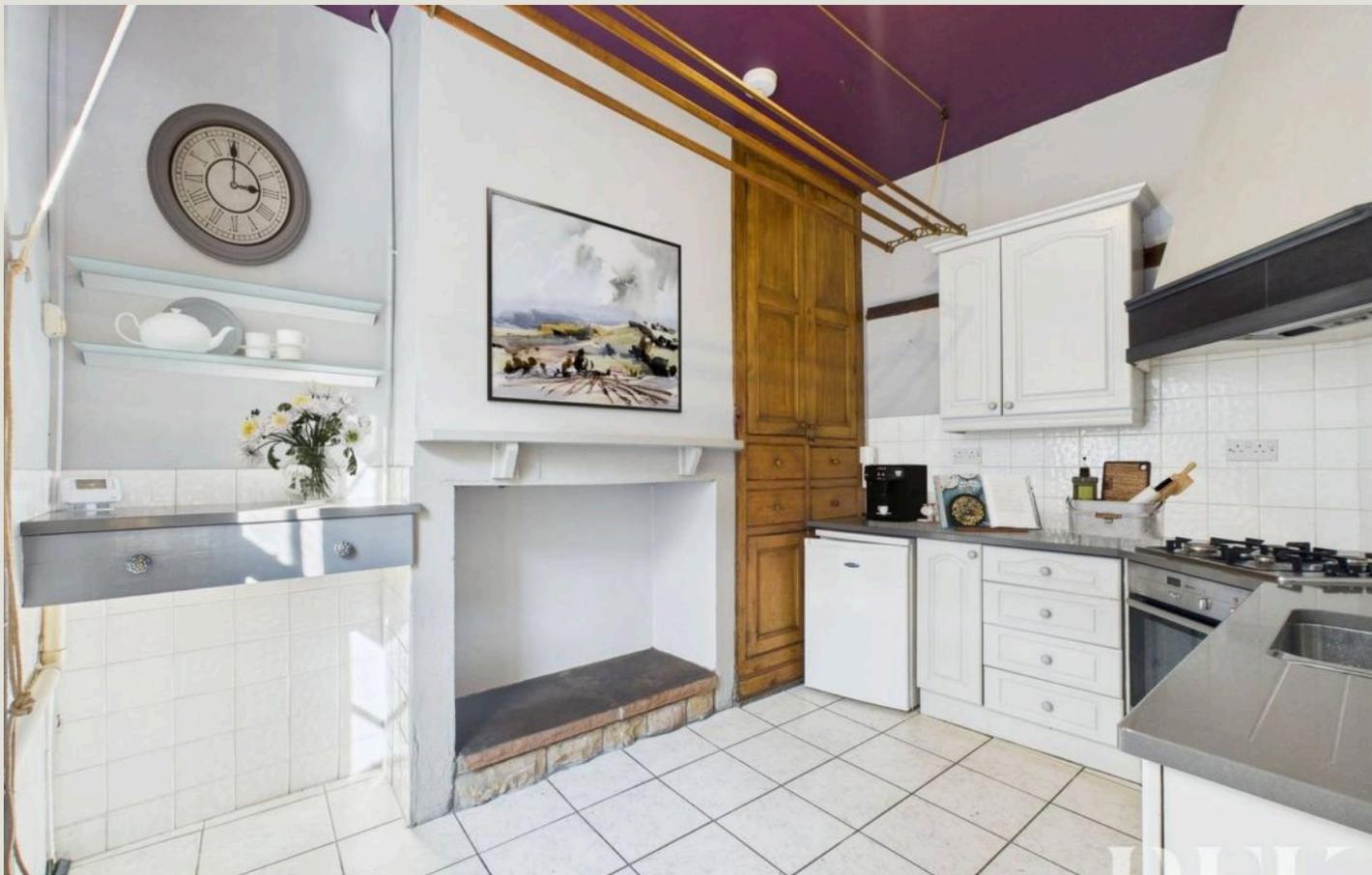
### The property:

A beautiful Grade II listed, three storey, three bedroom character filled townhouse sat prominently on the historic Castlegate, mere minutes away from Cockermouths town centre with its range of shops and services. This spacious home enjoys two reception rooms, a large cellar with great potential as extra accommodation, and a courtyard to the rear.

The accommodation is well presented and comprises lounge- dining room with exposed wooden floor boards, kitchen with built in traditional storage units, large cellar, first floor lounge with cast iron fire in tiled surround, three piece bathroom with free standing roll top bath, and three double bedrooms. Crammed with period details, from the window seats and shutters, to the fireplaces and original staircases and doors, this is the perfect home for anyone who loves richly detailed character homes.

Externally there is a courtyard garden to the rear, the property is sold with no onward chain and we recommend an early inspection to avoid missing out.





## 11 Castlegate

### Location:

Situated on the historic Castlegate, on the edge of the market place and minutes from Cockermouths town centre.

### Directions:

From our offices on Main Street head east towards Market Place and onto Castlegate, where the property can be found on the left hand side.

- 3 bed mid terrace
- Beautiful character features throughout
- Two reception rooms, spacious accommodation
- Town centre location, courtyard garden
- Grade II Listed, no chain
- Tenure Freehold
- EPC rating C
- Council Tax band B



## ACCOMMODATION

### Entrance Hall

Accessed via wooden door to both front and rear, tiled flooring, stairs down to cellar. Stairs to first floor landing.

### Kitchen

11' 4" x 8' 0" (3.46m x 2.45m)

Rear aspect room with wooden shutters, range of base and wall units in a grey finish with complementary counter tops and tiled splashbacks, four burner countertop mounted gas hob with separate electric oven, and extractor over, point for under counter fridge freezer, plumbing for washing machine, 1.5 bowl stainless steel sink with mixer tap. Tiled floor and splash backs. Traditional storage cupboards and feature inglenook fireplace.

### Dining Room

11' 10" x 12' 0" (3.61m x 3.67m)

Front aspect high ceiling room with feature fireplace and exposed floor boards, wall mounted shelving, storage cupboard, exposed oak beam, window seat with built in storage and wooden shutters.

## FIRST FLOOR LANDING

### Lounge

11' 11" x 15' 9" (3.62m x 4.80m)

Front aspect high ceiling room with cast iron Victorian style fire in tiled hearth and surround, decorative coving, wall mounted shelving, window shutters, point for TV and broadband.

### Bathroom

8' 8" x 9' 2" (2.64m x 2.80m)

Rear aspect room comprising three piece suite with WC, wash hand basin and free standing roll top bath with tap connected shower. Feature cast iron fireplace, tiled splashbacks.



## SECOND FLOOR LANDING

Rear aspect skylight.

### Bedroom 1

12' 0" x 8' 9" (3.65m x 2.67m)

Front aspect double bedroom, with built in wardrobes, storage cupboards, shelving and feature cast iron fireplace.

### Bedroom 2

Rear aspect bedroom with built in wardrobe.

### Bedroom 3

11' 11" x 6' 10" (3.64m x 2.09m)

Side aspect bedroom with views over Cockermouth towards the Lake District fells.

### Cellar

11' 1" x 8' 3" (3.38m x 2.52m)

A large dry storage room with power and lighting.

## EXTERNALLY

### Garden

Directly behind the property there is a yard with separate areas owned by number 11 and the adjacent properties.





#### ADDITIONAL INFORMATION

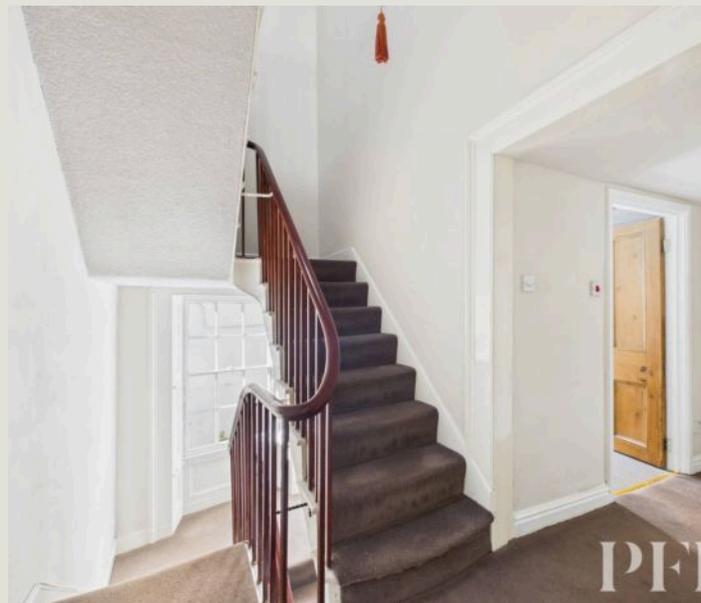
Please note this property has been digitally staged with furniture.

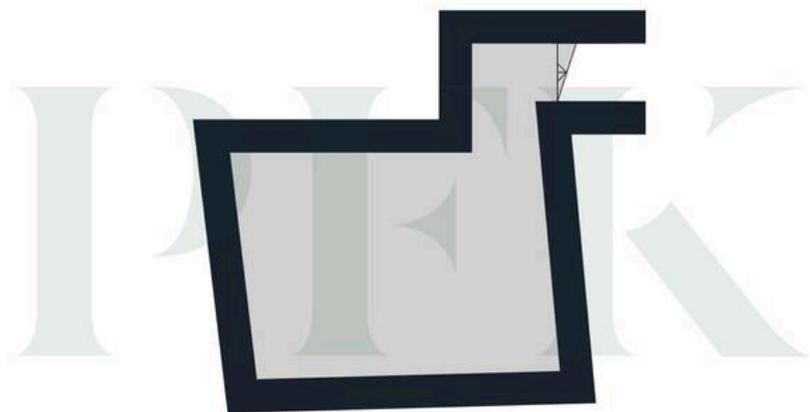
#### Services

Mains electricity, gas, water & drainage; gas central heating; 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.

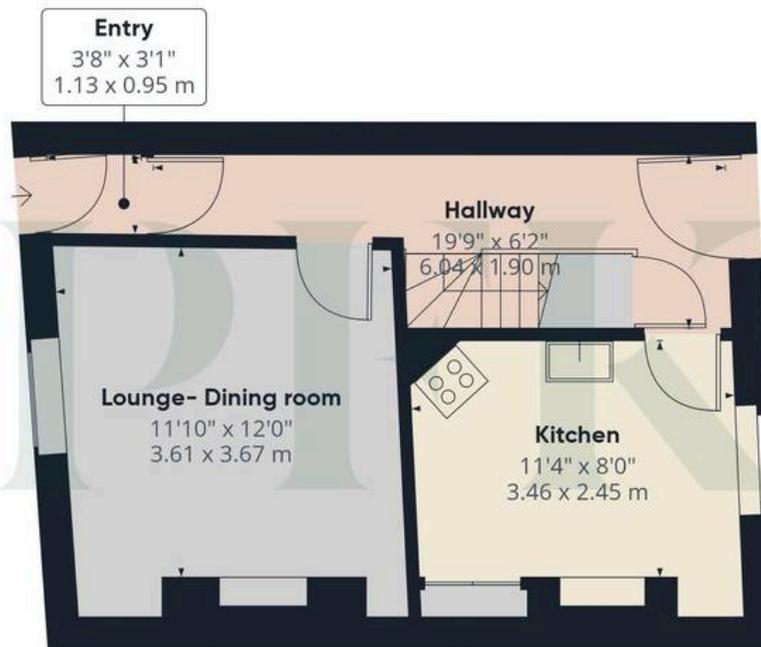
#### Referral & Other Payments

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.





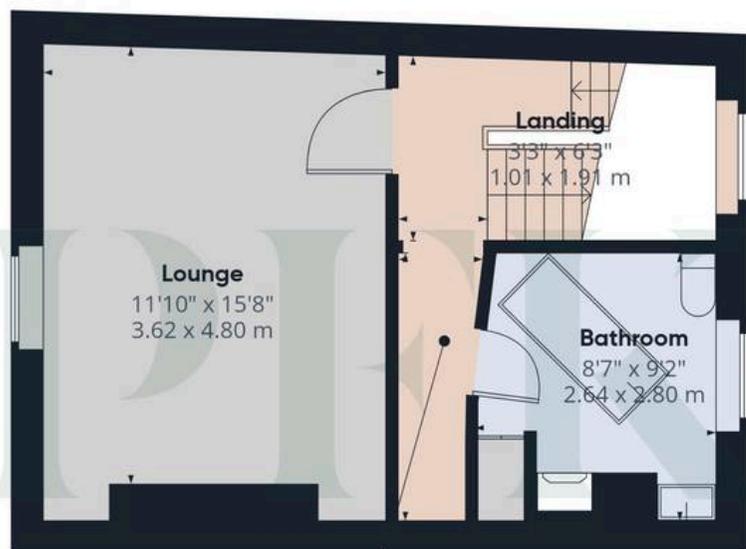
Floor -1



Floor 0

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

1006 ft<sup>2</sup>  
93.4 m<sup>2</sup>



**Landing**  
3'2" x 9'8"  
0.97 x 2.96 m

Floor 1



**Hallway**  
3'1" x 9'6"  
0.95 x 2.91 m

Floor 2

(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

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England, Scotland & Wales**

EU Directive  
2002/91/EC





## PFK Estate Agency Cockermouth

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