



20 The Mount, Papcastle, Cockermouth, CA13 0JY

Guide Price **£415,000**

PFK

20 The Mount

The Property:

Step inside this impressive four bedroom, two reception room, two bathroom detached house, where space and natural light abound in every corner. From the elegant entrance hall with classic parquet flooring and built-in shelving, you're led into the generous lounge, with a charming fireplace, parquet flooring and abundance of natural light. The dining kitchen is a culinary delight, featuring sleek white units, integrated appliances, and well proportioned dining room, capable of accommodating an 8 person table. All four bedrooms are bright and spacious, each boasting large windows for sunlit mornings and tranquil views, with built-in storage in select rooms for added practicality. A ground floor shower room and first floor bathroom complete the accommodation.

Outside, a beautifully maintained front garden greets you, complete with mature trees and shrubbery for a welcoming first impression. The expansive rear garden is a real highlight - perfect for family gatherings, with a lush lawn, mature planting, and a patio and seating area ideal for outdoor dining or evening relaxation. Additional benefits include offroad parking for four cars, an integral double garage, and a peaceful, family friendly neighbourhood. This exceptional home offers everything needed for comfortable, sociable living. Early viewing is highly recommended, as properties of this calibre are rarely available and sure to attract strong interest.





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Location & Directions:

Papcastle is a delightful, small village, and site of the Roman fort Derventio. The property itself is in an enviable rural location on the edge of this sought after village, and yet only minutes from the town of Cockermouth with its local primary and secondary schools, amenities such as swimming pool, gymnasiums, two parks - which both offer riverside walks, and thriving local restaurants and public houses.

Directions

The property can be found under postcode CA13 0JY

- Spacious 4 bed detached
- 2 reception rooms, 2 bathrooms
- Large plot with double garage
- Extremely sought after estate
- Views towards Lake District fells
- EPC rating D
- Council Tax: Band D
- Tenure: Freehold



ACCOMMODATION

Entry

6' 6" x 2' 8" (1.98m x 0.82m)

Accessed via UPVC double glazed sliding door, tiled floor, exposed brick walls, wooden and glazed internal door leading to hallway.

Hallway

12' 6" x 9' 4" (3.82m x 2.84m)

stairs to first floor landing, built in understairs storage cupboard, parquet flooring.

Living Room

18' 7" x 12' 9" (5.67m x 3.88m)

Light and airy dual aspect room with decorative coving, open fire in tiled hearth and surround, parquet floor, space for three piece suite, and points for TV.

Kitchen

12' 4" x 10' 10" (3.77m x 3.30m)

Rear aspect room comprising a range of base and wall units in a white finish with complementary granite effect countertop. 1.5 bowl stainless steel sink with drainage board and mixer tap. Four burner countertop mounted gas hob with separate electric oven/grill and extractor fan over, plumbing for undercounter dishwasher, points for undercounter fridge and freezer, space for a four person dining table, tiled floor.

Dining Room

10' 8" x 7' 4" (3.24m x 2.24m)

Front aspect room with herringbone flooring, alcove with storage shelves and built in cupboard, space for an 8 person dining table.

Hallway

6' 1" x 6' 0" (1.86m x 1.82m)

Rear hallway with wooden and glazed door to garden, integral access to garage and quarry tiled flooring.



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Shower Room

11' 3" x 6' 0" (3.44m x 1.83m)

Ground floor shower room with corner shower cubicle and electric shower, WC and wash hand basin, tiled splashback and floor.

Garage

18' 8" x 15' 11" (5.69m x 4.86m)

Substantial double garage with one electric roller door and one manual roller door, built in storage cupboards and work bench, plumbing for washing machine.

FIRST FLOOR LANDING

10' 3" x 6' 9" (3.13m x 2.06m)

Rear aspect landing with garden views, built in storage cupboard, decorative coving.

Bedroom 1

12' 8" x 8' 2" (3.85m x 2.50m)

Rear aspect double bedroom with decorative coving and built in storage cupboard.

Bedroom 2

12' 8" x 8' 4" (3.87m x 2.53m)

Front aspect double bedroom with decorative coving, built in storage cupboard and views towards the Lake District fells.

Bedroom 3

13' 0" x 7' 4" (3.97m x 2.23m)

Rear aspect double bedroom with decorative coving.

Bedroom 4

13' 0" x 8' 1" (3.97m x 2.47m)

Front aspect double bedroom with built in wardrobes, decorative coving and views towards the Lake District fells.

Bathroom

8' 11" x 7' 6" (2.72m x 2.28m)

Front aspect room comprising three piece suite, electric shower over bath, WC and wash hand basin. Tiled walls.





EXTERNALLY

Front Garden

A generous front garden laid to lawn with mature trees and shrubbery.

Rear Garden

Large, private rear garden laid to lawn and patio seating area, with mature hedge borders, trees and shrubbery.

Double garage

2 Parking Spaces

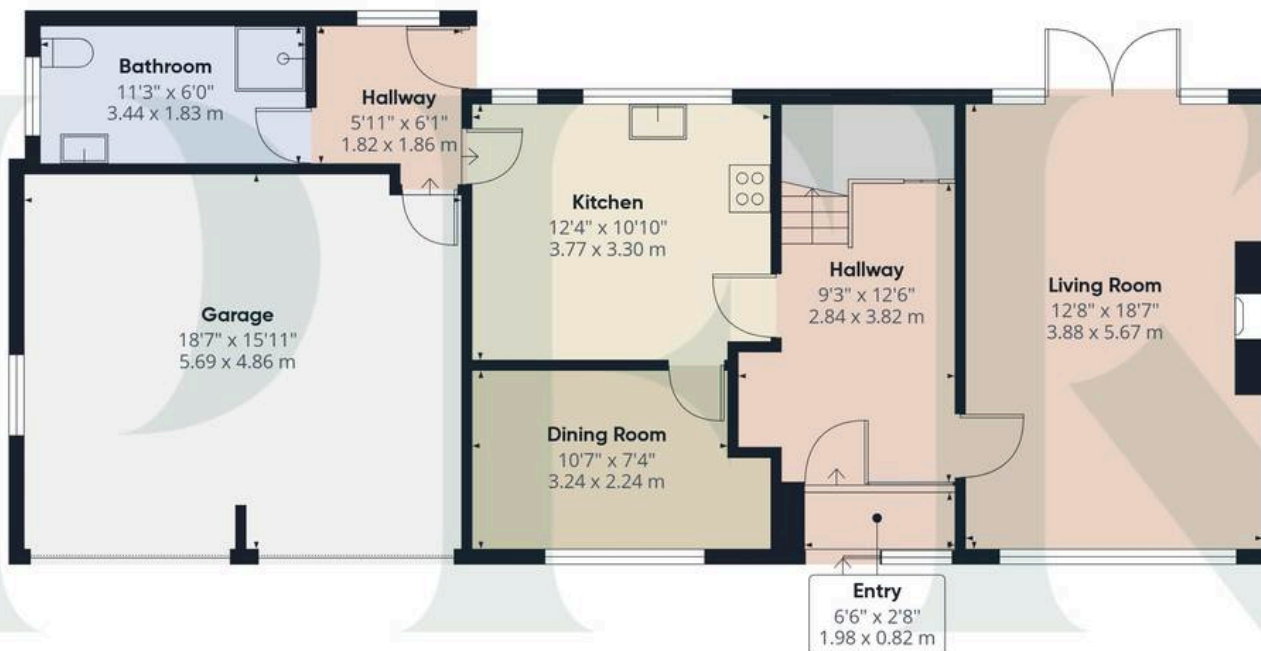
Double garage with roller doors, one of which is electric.

Driveway

4 Parking Spaces

Driveway parking for up to four cars.



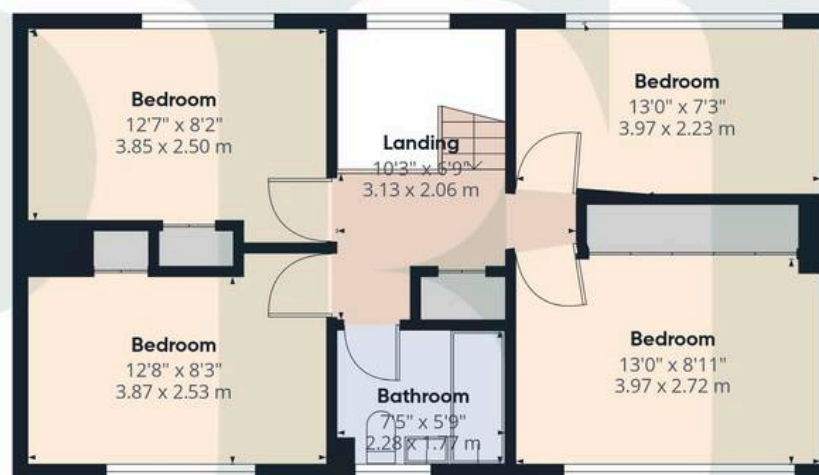


Floor 0

Approximate total area⁽¹⁾

1560 ft²

145 m²



Floor 1



(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.

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ADDITIONAL INFORMATION

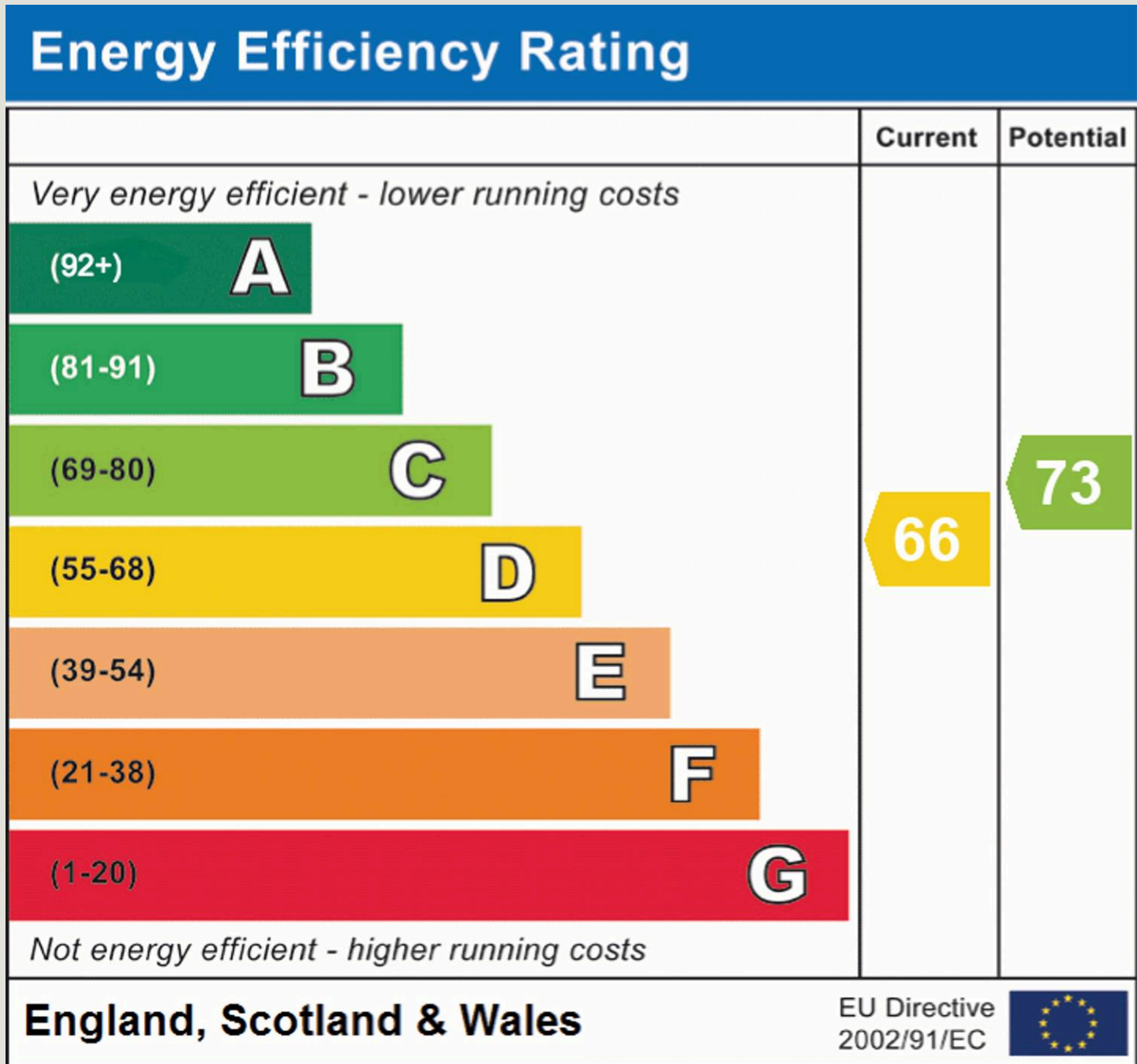
Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed, with the three largest windows being triple glazed. 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.

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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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