



## 3 Harrot Hill , Cockermouth CA13 0BL

House - Detached



3



1



1



67



GRISDALES

PROPERTY SERVICES

**£240,000**

### Key Highlights

- Built by a reputable local builder in the 1980s with spacious, practical design
- Excellent access to the A66 for commuting
- Three well-sized bedrooms and a family bathroom
- Refurbishment opportunity with identified ground floor works (cash buyers only)
- CASH BUYERS ONLY
- Sought-after Harrot Hill location on the edge of town
- Bright interiors including lounge/dining room, kitchen, utility, and WC
- Driveway parking, single garage, and a larger-than-expected rear garden
- Potential to extend over the garage STPP
- EPC Rating D

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3 Harrot Hill, Cockermouth





## Welcome to Harrot Hill, Cockermouth

\*\*\*CASH BUYERS ONLY\*\*\*

Set within the ever-popular Harrot Hill development, this well-proportioned 1980s home offers an exciting opportunity to create a stylish and modern living space tailored to your own tastes. Lovingly owned for over 30 years, the property boasts light and spacious accommodation, a generous plot with a sizeable rear garden and excellent access to the A66.

While remedial works are required to the ground floor due to sulphate-related subsidence, a clear plan and costings are already in place—presenting a fantastic chance for a cash buyer to fully refurbish and unlock the home's true potential.

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

Floorplan

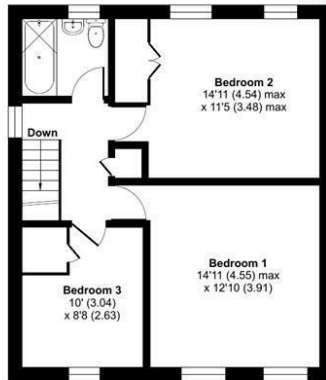
Harrot Hill, Cockermouth, CA13

Approximate Area = 1153 sq ft / 107.1 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1306 sq ft / 121.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Grisdale. REF: 1469204

Total Floor Area:  
sq ft

## THINGS YOU NEED TO KNOW

The property is Leasehold with a term of 900 years from 24.10.1818 and benefits from mains gas, electric, water and drainage services.

## OWNERS COMMENTS

In the owners words "Our parents bought 3 Harrot Hill in 1993 and it's been a wonderful place to live. It's close enough to all the amenities and attractions Cockermouth has to offer but is in a quiet but friendly neighbourhood. The neighbours are lovely! The town bus stops conveniently close by, making the uphill walk from the town optional. The dual aspect of the through living/dining room, with views of the hills to the front and the sunny garden to the rear, is always a treat. Without driving anywhere there are pleasant walks and parks nearby. The house itself is warm and welcoming, ready now for someone to put their stamp on it. We hope they will be as happy as we have been."

## GREAT SPACE!

Built in the 1980s by a highly respected builder, the homes on Harrot Hill are known for their generous proportions and thoughtfully designed living spaces—perfect for modern family life. Ideally positioned on the edge of town with excellent access to the A66, this sought-after location continues to prove popular with buyers. Having been lovingly held by the current owner for over 30 years, this property now offers an exciting opportunity for someone to create a truly special home. Inside, the light-filled accommodation features a spacious lounge/dining area, a well-sized kitchen with adjoining utility space, and the convenience of a downstairs WC. Upstairs, you'll find three generously sized bedrooms and a family bathroom. Outside, there's off-road parking via a private driveway, a single garage, and a surprisingly large rear garden—perfect for relaxing, entertaining, or future enhancements.

## BAGS OF POTENTIAL BUT CASH BUYERS ONLY

This property presents a fantastic opportunity for buyers keen to put their own stamp on a home and unlock its full potential. Offering a true blank canvas, it's ideal for those looking to refurbish and upgrade to their own taste and specification.

It must be noted that remedial work is required to the ground floor due to historic subsidence caused by sulphates in the ground. The required works include, as a minimum, the removal and replacement of the ground floors, along with the installation of new fittings such as a kitchen, electrics, and plumbing—providing the perfect chance to create a beautifully modernised home from the ground up.

Because of the nature of the issue it will not be possible to obtain a mortgage, so cash purchasers only. Purchasers must make their own enquiries regarding the work required.

## DIRECTIONS

W3W:// ///sweetener.thanks.venue

## LOCAL COMMUNITY - CA13

CA13, centered on Cockermouth and surrounding villages, offers a highly desirable market town lifestyle on the edge of the western Lake District. The area is known for its attractive historic centre, independent shops, cafés and cultural appeal, along with strong local amenities including a wide choice of supermarkets. Education is well regarded, with schools including Cockermouth School and several local primary schools serving the wider area. Residents benefit from healthcare services, leisure facilities and good road links to nearby employment centres such as Workington and Whitehaven. With its blend of heritage, riverside setting along the River Derwent and proximity to outstanding countryside, CA13 is particularly popular with families, professionals and those seeking a balance of market town living and access to the Lake District.



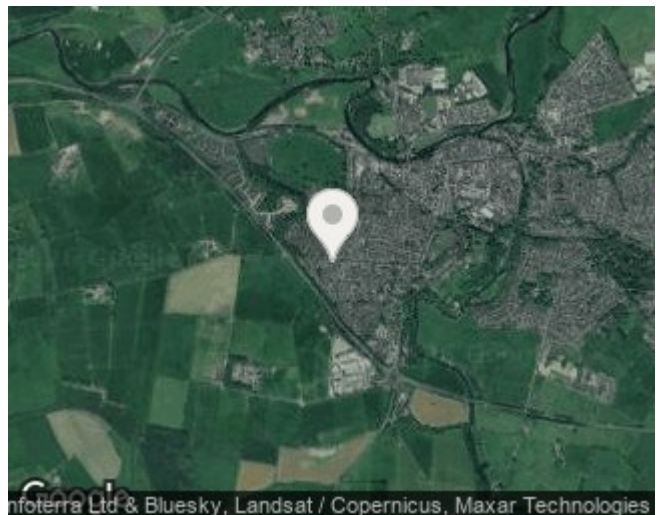








### Location



### Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	<b>77</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Additional Information

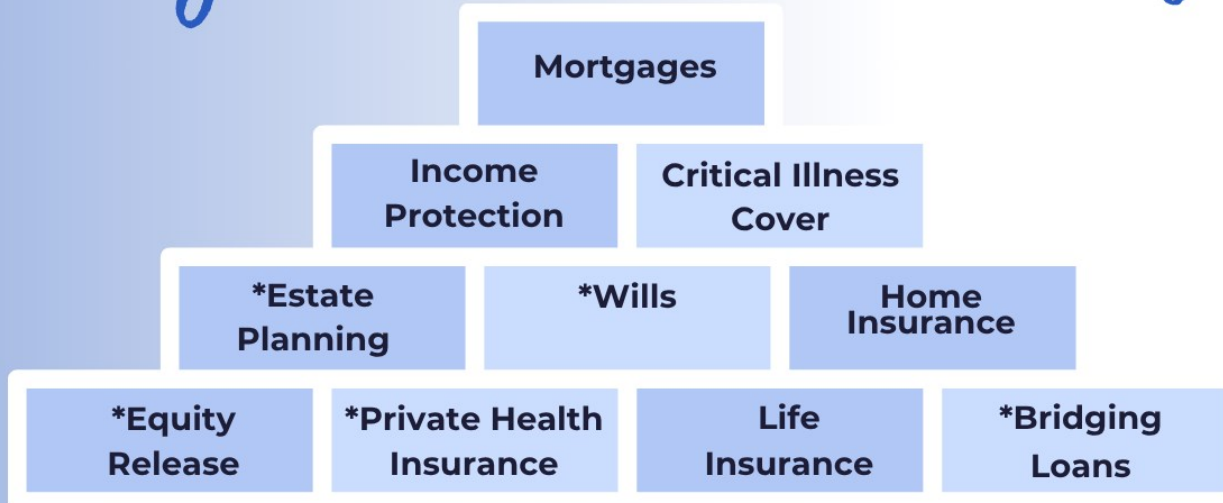
Tenure: Leasehold Council: CUMBERLAND Tax Band: D

#### Please Note:

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# All your needs under one roof



\*Advice in these areas will be referred to a specialist

## Meet the team

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The advice will be given by the right retirement plan limited

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