



27 St. Helens Street, Cockermouth, CA13 9HX

Guide Price £230,000

PFK

27 St. Helens Street

The Property:

27 St Helens Street is a charming and character filled three bedroom home, boasting a wealth of period features alongside spacious accommodation flooded with natural light. Enjoying an extremely convenient position just a short walk from the town centre and Market Place, together with easy to maintain gardens, this is a wonderful example of a traditional period property. The accommodation briefly comprises a large entrance hall, open to the staircase and offering potential as an additional reception space, a bright living room with front facing window, rear dining room with external door to the yard, and kitchen. To the first floor there are three double bedrooms, including a superb principal bedroom with feature wooden shutters and window seat, together with a family bathroom fitted with a four piece suite.

Externally, onstreet parking is available to the front, whilst to the rear is a fully enclosed yard with useful outhouses for storage and an external WC.

Whilst some areas of the property would benefit from modernisation, this presents a fabulous opportunity to acquire a substantial home on one of Cockermouth's prettiest streets.

This beautiful home is one of Cockermouth's standout period properties, and an early viewing is highly recommended to avoid missing out.





27 St. Helens Street

Location & directions:

St Helens Street is in one of the oldest parts of the market town of Cockermouth, in the borough of Allerdale, and within the north west fringe of the Lake District. Convenient for the town centre, local schools and amenities, such as swimming pools, gymnasiums, two parks which both offer riverside walks, and thriving local restaurants and public houses.

Directions

The property can easily be found on St Helens Street using postcode CA13 9HX and it is number 27.

- Charming 3 bedroom period home
- Grade II Listed
- Convenient location just a short walk from Cockermouth town centre
- Three double bedrooms
- Fully enclosed rear yard
- Useful outhouses
- Tenure: Freehold
- Council Tax: Band B
- EPC rating TBC



ACCOMMODATION

Entrance/Reception Room

14' 9" x 11' 7" (4.49m x 3.53m)

Spacious and versatile entrance hall with built-in storage cupboard, ideal for use as an additional reception space. Access to the stairs leading to first floor.

Living Room

14' 9" x 13' 2" (4.49m x 4.01m)

Front facing lounge with fitted shelving and feature fireplace, offering potential for a log burner to be reinstated.

Dining Room

6' 10" x 12' 2" (2.09m x 3.72m)

Spacious dining room with room for a six seater table, rear facing window, external door to the yard, and access into the kitchen.

Kitchen

5' 6" x 13' 2" (1.67m x 4.02m)

Kitchen fitted with base units and contrasting work surfaces, laminate flooring, tiled splashbacks, built-in larder, rear facing window, 1.5 sink with drainer, six ring gas hob, double ovens, and space for a fridge freezer and washing machine.

FIRST FLOOR

Landing

With access to the loft hatch.

Bedroom 1

14' 10" x 12' 6" (4.53m x 3.82m)

Large front facing double bedroom with high ceilings, original shutters and window seat.

Bedroom 2

14' 6" x 11' 4" (4.43m x 3.46m)

Large front facing bedroom with in built storage cupboard.





Bedroom 3

7' 0" x 12' 4" (2.14m x 3.76m)

Rear facing bedroom.

Bathroom

6' 5" x 12' 7" (1.96m x 3.83m)

Family bathroom with fully tiled walls, airing cupboard, heated towel rail, obscured rear window, and suite comprising bath, separate shower cubicle, WC, and pedestal wash hand basin.

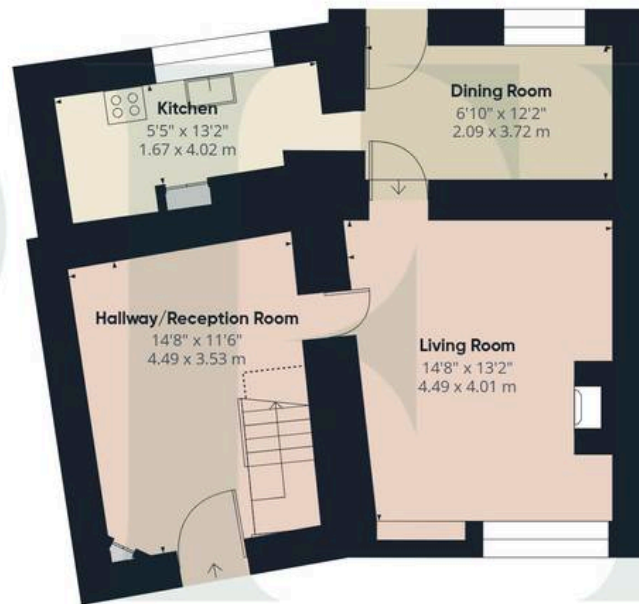
EXTERNALLY

Yard

To the rear is a fully enclosed yard, a real sun trap, with useful outhouses for storage and an external WC.







Floor 0



Floor 1



Approximate total area⁽¹⁾

1071 ft²

99.5 m²

Reduced headroom

13 ft²

1.2 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.

ADDITIONAL INFORMATION

Services

Mains gas, electricity, water and drainage. Gas central heating and partial double glazing installed (primarily single glazed due to being in a conservation area of Cockermouth). Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

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, Beyond Conveyancing Ltd): £120 to £240 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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