



23 The Mount | Papcastle | Cockermouth | CA13 0JY

Price Guide £500,000



**david britton**  
ESTATES



## Key Features

- Detached home
- Three bedrooms
- Open plan living kitchen diner
- Utility
- Sunroom
- Two bathrooms plus downstairs WC
- Garage with driveway parking
- Gardens
- Stunning views

## Summary

Beautifully renovated detached home with incredible views over the lakeland fells in the super popular Village of Papcastle just outside Cockermouth.





# Floor plans



Floor Plan  
To Follow

COUNCIL TAX BAND - E

### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline 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. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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