



11 Strawberry How

Cockermouth CA13 9XZ

Mitchells SINCE 1873
LAND & PROPERTY



Guide Price £350,000

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11 Strawberry How is a beautiful town centre three bed property situated in an exclusive development in the much sought-after Gem Town of Cockermouth on the fringe of the Lake District National Park. The building built from striking red brick was the former Grammar School and has been converted into high end stylish properties.

The property is Grade II listed with the original timber single glazed windows and external doors with the added advantage of 2 parking spaces and a patio area.

The property has been renovated to a high standard and is currently being used as a very successful holiday let which gives this town house the potential for either residential living or a business opportunity making a healthy 7%-8% yearly return on investment.



Accommodation The front door opens into a spacious hallway with turned staircase leading to the first floor and downstairs WC. The large dining kitchen fitted with wall and floor units is a light airy room with feature arched windows and a door leading out the rear of the property. The lounge with feature stone fireplace and original picture rails is the ideal place to relax and has an archway leading through into the formal dining area with additional storage.



On the first floor there are three double bedrooms and the family bath. The master bedroom with two windows and storage and ensuite bathroom. Both the other two double bedrooms also have built in storage and large windows with high ceilings making the rooms bright and spacious.



METHOD OF SALE

The property is offered for sale by Private Treaty in a single lot. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents:
Mitchells land and property, Lakeland Agricultural Centre, Cockermouth,
Cumbria, CA13 0QQ.
Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

SERVICES

The property benefits from mains electricity, gas, water and drainage. The central heating is provided by a gas combi boiler.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

COUNCIL TAX

Due to being run as a holiday let the property is currently registered under business rates.

GROUND RENT

The ground rent is £450 per year which covers the shared roof and outside areas. Further information can be obtained from the agents.

TENURE

The property is leasehold on a 999 year with 982 remaining with vacant possession on completion.

FIXTURES AND FITTINGS

Available by separate negotiation.

EPC

The residential EPC is 72 C

Location

Keswick 25.5 miles

Carlisle M6 (N) 27.2 miles | Penrith M6 (S) & mainline trains 29.9 miles

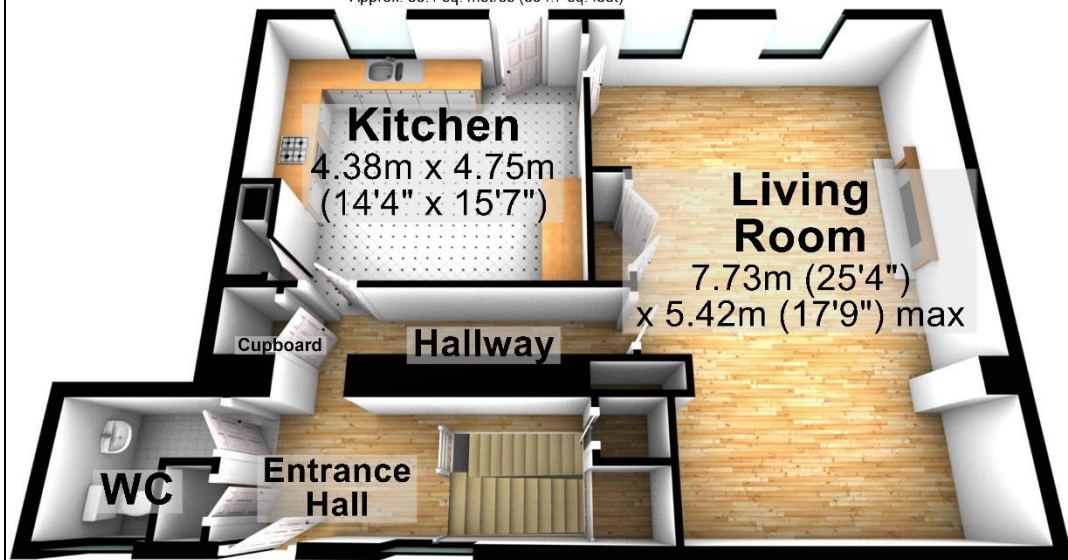
Lake District National Park 0.7 miles



Floor Plans

Ground Floor

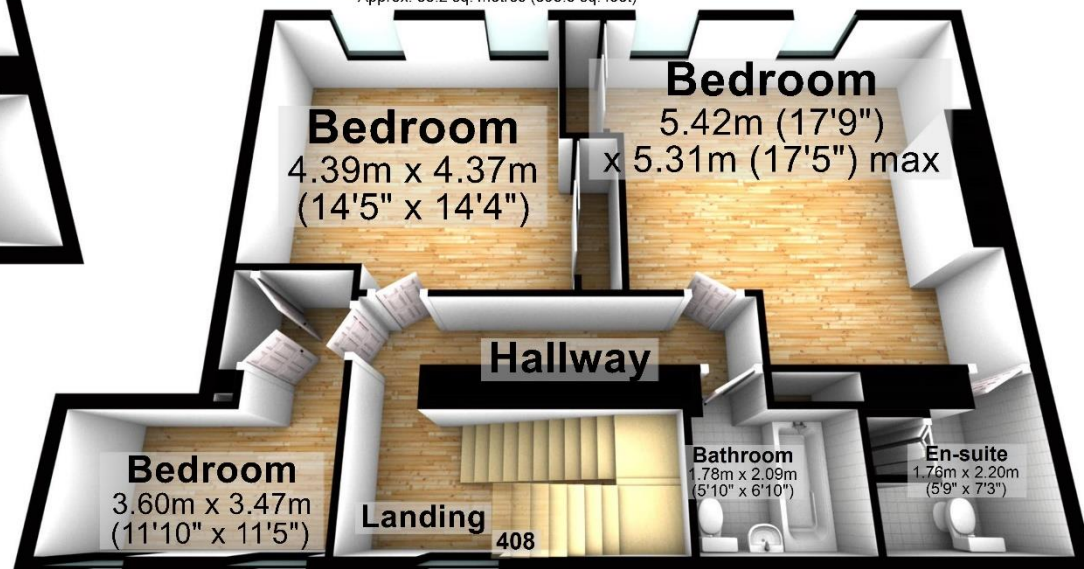
Approx. 83.1 sq. metres (894.7 sq. feet)



Total area: approx. 166.3 sq. metres (1790.2 sq. feet)

First Floor

Approx. 83.2 sq. metres (895.5 sq. feet)



Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken June 2022. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; *Promap* mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.