



Old Smithy St. Helens Street, Cockerham, CA13 9HX

Guide Price £155,000

PFK

Old Smithy St. Helens Street

The Property:

Tucked away on the edge of Cockermouth, this delightful two bed cottage is full of charm and character. With its cosy yet open plan ground floor, this home perfectly blends traditional charm with modern living. Upstairs, you'll find two inviting bedrooms and a well appointed bathroom, making it an ideal retreat.

Having been used successfully as an Airbnb, the property can be guaranteed for great income whether it be through this avenue or the rental market. It is also offered with the option of being sold fully furnished, making it ready to let and perfect for those looking to continue its profitable rental potential. The property would also make a wonderful first-time buy or a cosy bolthole in a fantastic part of Cumbria.

Quirky, unique, and full of personality, this little gem offers the perfect escape while still being just a stones throw from the town centre.





Old Smithy St. Helens Street

Location & directions:

Cockermouth is a small market town located in the Lake District, Cumbria, in the northwest of England. It sits at the confluence of the rivers Cocker and Derwent, just a short drive from the edge of the National Park. The town is approximately 10 miles west of Keswick and about 20 miles from the coast, offering a peaceful yet accessible location with beautiful surrounding scenery.

Directions

The property is located down a small alleyway off St Helen's Street, but it can be more easily found using the What3Words location: [///vocals.bloom.beefed](https://what3words.com/vocals.bloom.beefed).

- **2 bed character cottage**
- **Ideal first time buy or holiday let**
- **Can be sold furnished, let ready!**
- **Within walking distance to town**
- **Council Tax: Band A**
- **Tenure: Leasehold**
- **EPC rating D**



ACCOMMODATION

Open Plan Living Space

14' 9" x 18' 1" (4.50m x 5.50m)

This stylish, open plan living area features sections for the lounge, dining, and kitchen, all enhanced by two double panel radiators and a large exposed beam. Lounge Area – Two UPVC double glazed windows offer views to the front of the property. There's a TV point, telephone point, and a space prepared for a stove style heater. Dining Area – Positioned adjacent to the lounge, this area offers a comfortable space for dining. Kitchen Area – The kitchen is fitted with sleek, modern base and wall units, complemented by wood effect worktops. It includes a stainless steel sink unit, stylish splashbacks, and tile effect vinyl flooring. The kitchen comes equipped with a cooker, washing machine, and dishwasher, along with a storage cupboard housing the meters.

Bedroom 1

8' 2" x 10' 10" (2.50m x 3.30m)

A double bedroom with a UPVC double glazed window having outlook to the front of the property. Double panelled radiator, exposed beams, built in cupboard.

Bedroom 2

11' 2" x 6' 7" (3.40m x 2.00m)

With a UPVC double glazed window having outlook to the front of the property. Double panelled radiator, exposed beams, built in cupboard housing Worcester combi boiler.

Bathroom

8' 6" x 7' 7" (2.60m x 2.30m)

Fitted with a bath tub with overhead shower complete with shimmer effect shower board, low level WC and wash hand basin, heated towel rail, vinyl flooring, exposed beams, extractor fan.





EXTERNALLY

Yard

A pleasant courtyard belonging to the property immediately to the front with seating area and space for external storage.

ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Leasehold Details

The lease was granted on 23 June 1761 for a period of 999 years, with no fees or charges being payable.

Referral & Other Payments

PKF work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PKF will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





Floor 0



Floor 1

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Approximate total area⁽¹⁾

519.46 ft²
48.29 m²

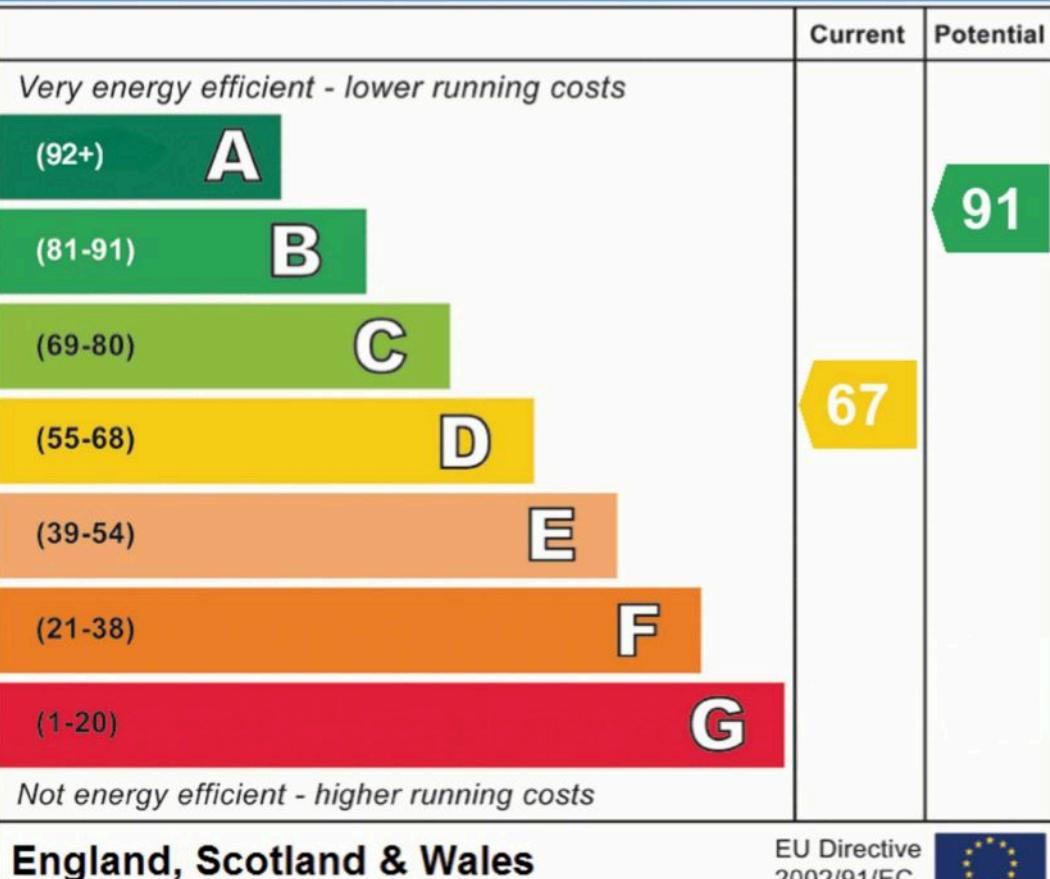
Reduced headroom
18.78 ft²
1.75 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.
GRAFFI 3D

Energy Efficiency Rating





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