



14 Strawberry How, Cockermouth, CA13 9XZ

Guide Price £215,000

PFK

# 14 Strawberry How

## The Property:

Converted from the historic Cockermouth Grammar School, a beautiful red brick Georgian Grade II listed building. Step through the doors of this stunning two bedroom terraced house and discover an airy open plan living and dining area, where soaring high ceilings and striking arched windows bathe the space in natural light.

The modern kitchen is perfect for keen cooks, featuring sleek wooden cabinetry, a stylish tiled backsplash, integrated appliances (including an oven and dish washer), and skylights that keeps the space bright and welcoming. A contemporary bathroom awaits with a luxurious walk-in shower, marble effect wall panels, and an integrated vanity unit for storage. Both bedrooms are finished with fresh, modern decor and large windows, creating inviting retreats for rest and relaxation.

Beyond its stylish interiors, this home offers an enchanting blend of period architecture and modern comforts, highlighted by elegant brickwork, arched windows, and a communal paved courtyard - a perfect spot for morning coffee or summer evening gatherings with friends. The well organised layout makes the most of every inch, while the open plan spaces are ideal for entertaining guests. With its inviting atmosphere, unique character, and practical features, this property is expected to attract plenty of interest. Early viewing is highly recommended.





## 14 Strawberry How

### Location & Directions:

Enjoying a quiet location in a unique development derived from the old Grammar School on the edge of the most popular market town of Cockermouth, with easy access to the Lorton valley and the A66.

### Directions

Turn left at the traffic lights on Station Street, on to Lorton Road and continue round the corner on Lorton Road. After the churchyard gates, fork left on to Strawberry How where the development is located on the right hand side.

- **Two bedroom period mid terrace**
- **Character features & abundant natural light**
- **Open plan social living space**
- **Newly fitted shower room**
- **Beautiful setting in a converted Grammar School**
- **Grade II listed**
- **EPC rating E**
- **Council Tax: Band C**
- **Tenure: Leasehold**

## ACCOMMODATION

### Living Room

17' 4" x 17' 4" (5.29m x 5.28m)

Light and airy front aspect room with high ceiling, decorative coving, point for TV, space for a 3 piece suite and dining table, archway access to kitchen, stairs to first floor landing and built in understairs storage cupboards.

### Kitchen

5' 4" x 17' 0" (1.63m x 5.18m)

Light and airy rear aspect room with vaulted ceiling and twin Velux skylights. Fitted with a range of base and wall units in a light wood effect finish and complementary dark granite effect countertop. Stainless steel sink with drainage board and mixer tap, countertop mounted four burner ceramic hob with separate electric oven/grill and extractor fan over. Integrated fridge, freezer and dishwasher, plumbing for undercounter washing machine. Tiled splash backs.

### FIRST FLOOR LANDING

High ceiling landing with rear aspect window and substantial built in storage cupboard.

### Bedroom 1

9' 11" x 9' 8" (3.02m x 2.94m)

Front aspect high ceiling double bedroom with built in wardrobes.

### Bedroom 2

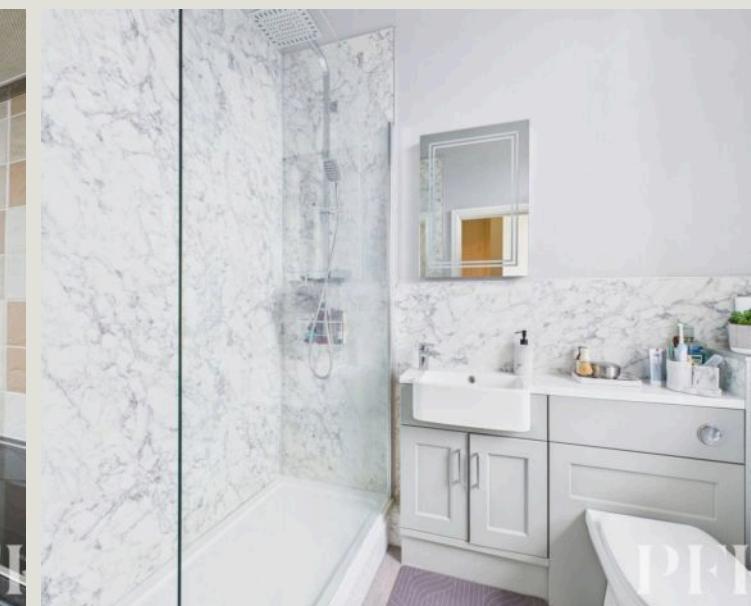
9' 11" x 7' 3" (3.01m x 2.20m)

Front aspect large single bedroom with high ceiling.

### Shower Room

7' 1" x 5' 7" (2.17m x 1.70m)

Rear aspect room with newly installed suite comprising walk in shower cubicle with mains powered shower, WC and wash hand basin with built in vanity units, and vertical heated towel rail.





## EXTERNALLY

### Communal Garden

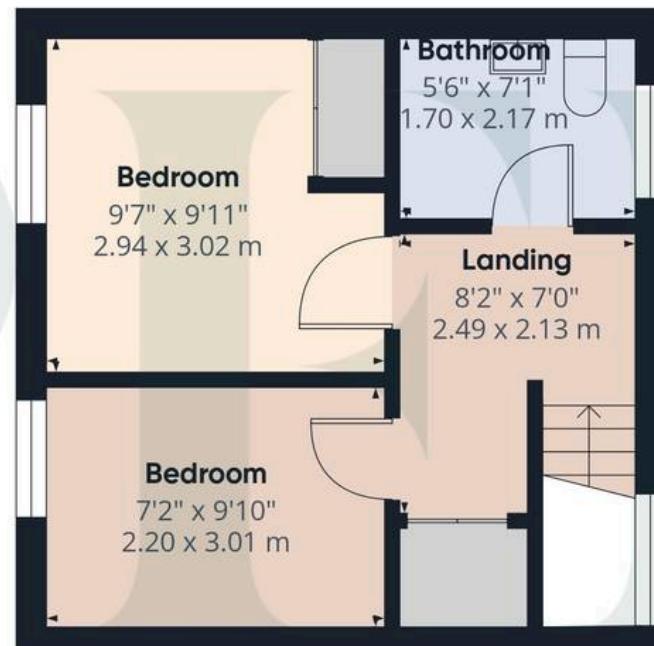
Residents benefit from the privilege of enjoying the expansive grounds - which include patio seating areas and a picturesque woodland walk.

### Allocated parking

2 Parking Spaces

2 allocated parking spaces can be found in the communal courtyard.





Approximate total area<sup>(1)</sup>

672 ft<sup>2</sup>

62.4 m<sup>2</sup>

<sup>(1)</sup> Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## ADDITIONAL INFORMATION

### Services

Mains electricity, water & drainage. Electric central heating, single glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

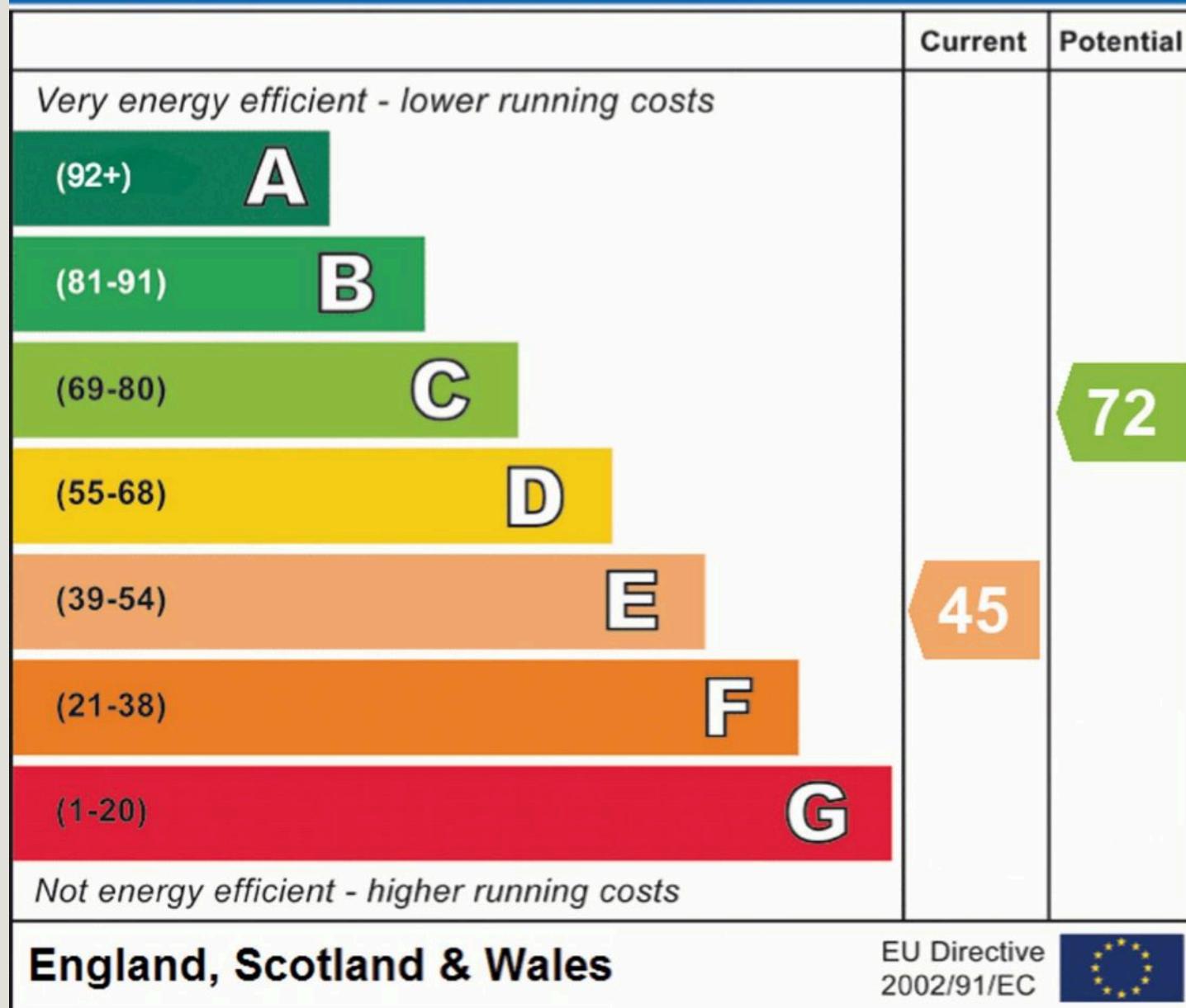
### Referral Fee Disclosure

PKF 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, PKF may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 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. • EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only. • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

### Leasehold Details

Leasehold is 999 years from 1st March 2004. Annual maintenance charge approx £800.

# Energy Efficiency Rating





## PFK Estate Agency Cockermouth

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