



PEK

**25 Harrot Hill, Cockermouth, CA13 0BL**

Guide Price **£320,000**

**PEK**

## 25 Harrot Hill

### The Property:

This beautifully presented three bedroom detached bungalow offers a spacious and versatile layout, perfect for retirees who enjoy regular visitors or entertaining. The property boasts two generous reception rooms, including a bright and airy living area with a cosy fireplace and a stunning conservatory that bathes in natural light and opens directly to the garden. All bedrooms are roomy and filled with sunlight, featuring ample built-in storage. The contemporary kitchen is a real showstopper with sleek white units, integrated appliances, and flows seamlessly into a welcoming dining area with French doors leading to the conservatory.

Additional features include a stylish bathroom with a walk in shower and a compact vanity unit, plus a practical utility room. The home's thoughtful design maximises natural light throughout, creating a warm and welcoming environment in every room. The well connected garden and outdoor spaces are perfect for relaxing or for entertaining guests in the sunshine. With its blend of contemporary finishes, sociable living spaces and flexible layout, this property is expected to attract considerable interest. Early viewing is highly recommended to avoid disappointment.





## 25 Harrot Hill

### Location & Directions:

Situated within the ever popular Moor area of Cockermouth, only a short fifteen minute walk to the town centre with all of its major shops and services, including highly rated local primary and secondary schools, doctors, dental surgeries and leisure centre. Close to the town's Harris Park offering riverside walks, and with easy access to the A66 for the west coast employment centres and western Lake District.

### Directions

The property can be found under postcode CA13 0BL

- Three bed detached bungalow
- Two reception rooms
- Sun room & utility
- Popular estate
- Parking, garage & low maintenance gardens
- EPC rating D
- Council tax band D
- Tenure Leasehold (692 years remaining)



## ACCOMMODATION

### Entrance Porch

3' 1" x 4' 11" (0.94m x 1.50m)

Accessed via UPVC door with double glazed inserts, with further UPVC door with double glazed inserts leading into property.

### Hallway

12' 9" x 9' 6" (3.89m x 2.90m)

L shaped hallway with two built in twin storage cupboards, decorative coving.

### Living Room

15' 5" x 12' 8" (4.71m x 3.86m)

Front aspect spacious room with decorative coving, slate and tiled fireplace, points for TV, telephone and broadband, and wooden double doors leading to dining room.

### Dining Room

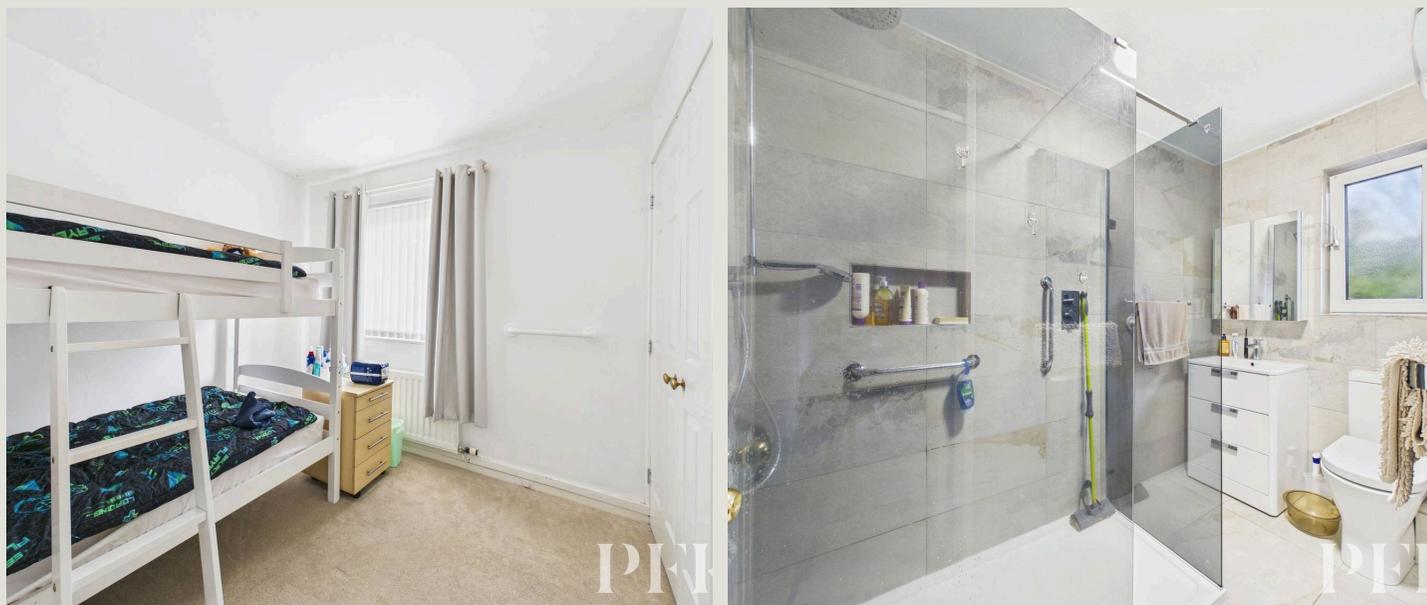
9' 8" x 11' 6" (2.95m x 3.51m)

Rear aspect room with UPVC French doors to the sun room, decorative coving, laminate flooring, space for an 8 person dining table.

### Kitchen

10' 7" x 11' 1" (3.22m x 3.39m)

Rear aspect room with UPVC door leading to sunroom. Kitchen comprises a range of base and wall units in a white shaker style finish with complementary granite effect countertop. Ceramic sink with drainage board and mixer tap, four burner countertop mounted ceramic hob with extractor fan over and separate electric oven and grill. Plumbing for undercounter dishwasher, space for freestanding fridge freezer, decorative coving, spot lighting and laminate flooring.



**Sunroom**

11' 3" x 12' 0" (3.43m x 3.65m)

Triple aspect room with vaulted ceiling, fan, French doors to the garden and door to utility area.

**Utility Room**

6' 3" x 7' 7" (1.90m x 2.32m)

Dual aspect room with points for washer and dryer, UPVC door leading to garden.

**Bedroom 1**

12' 9" x 10' 7" (3.89m x 3.22m)

Front aspect double bedroom with decorative coving and built in double wardrobe.

**Bedroom 2**

8' 4" x 9' 6" (2.53m x 2.90m)

Front aspect double bedroom with built in double wardrobe.

**Bedroom 3**

9' 4" x 12' 3" (2.85m x 3.74m)

Rear aspect double bedroom with built in double wardrobe.

**Bathroom**

8' 11" x 4' 11" (2.73m x 1.50m)

Rear aspect room comprising three piece suite; walk in shower cubicle with mains powered raindrop shower head and hand held attachment, WC and wash hand basin with built in storage unit. Tiled walls and flooring, vertical radiator.

**WC**

2' 10" x 6' 0" (0.87m x 1.82m)

Rear aspect room comprising WC, wash hand basin with built in storage cupboard, tiled walls and flooring.





## EXTERNALLY

### Front Garden

Easy to maintain decorative chipped area with mature perennials and shrubbery, lawned garden.

### Rear Garden

Low maintenance rear garden laid to paving and decorative chipped areas, with mature borders.

### Driveway

2 Parking Spaces

Driveway parking for three cars.

### Garage

Single Garage

Detached single garage.





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

1167 ft<sup>2</sup>  
108.3 m<sup>2</sup>

(1) 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.

GIRAFFE 360



**ADDITIONAL INFORMATION**

**Services**

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed. 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.

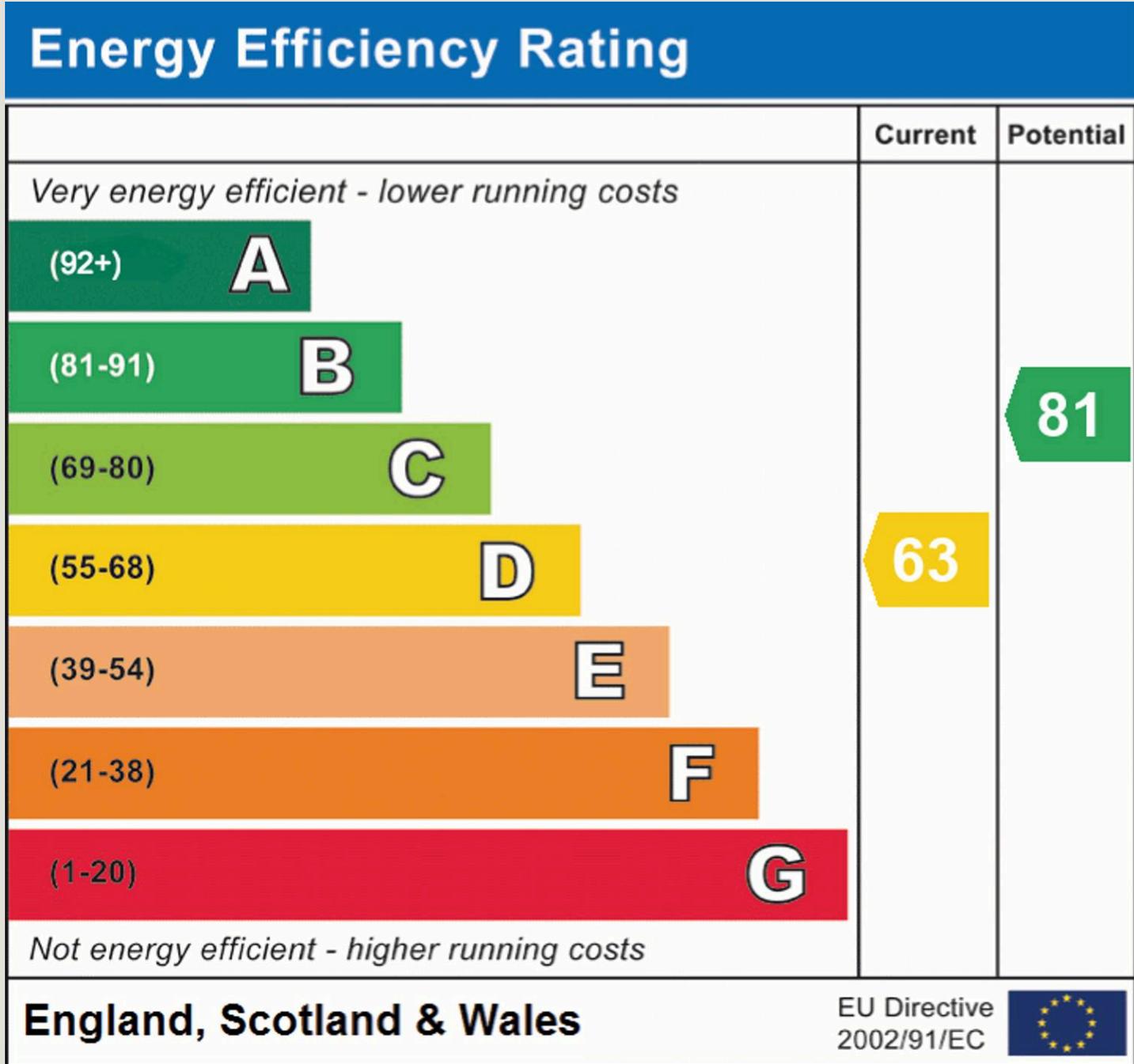
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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral 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 has 692 years remaining. No maintenance/service charges applicable.





## PFK Estate Agency Cockermouth

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