



11b Station Street, Cockermouth, CA13 9QW

Guide Price £130,000

PFK

11b Station Street

The Property:

A charming two bedroom cottage, tucked away just off Station Street and within easy walking distance of Cockermouth town centre. Having been renovated by the current owners, the property now offers a stylish, contemporary interior while retaining the cosy appeal you would expect from a cottage of this nature.

The accommodation is well suited to modern living, featuring an open plan living and kitchen space, two bedrooms and a bathroom. Whether you're looking for your first home, a low maintenance base in the heart of Cockermouth or a popular investment opportunity, this property offers plenty of flexibility.

Cockermouth's independent shops, cafés, restaurants and historic attractions are all close by, while the stunning scenery of the Lake District National Park is just a short drive away.

Outside, the property benefits from a south facing courtyard garden, providing the perfect spot for a morning coffee.

- **2 bedroom cottage**
- **Tucked away in the centre of Cockermouth**
- **Turnkey interior**
- **Ideal FTB or investment property**
- **Renovated by the current owners**
- **EPC rating E**
- **Council Tax: Band A**
- **Tenure: Freehold**





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Location & Directions:

Cockermouth is a charming market town in the heart of west Cumbria, beautifully positioned where the rivers Cocker and Derwent meet. Steeped in history, the town is best known as the birthplace of poet William Wordsworth and offers a fantastic mix of independent shops, cafés, restaurants, pubs and local businesses. Surrounded by stunning countryside, Cockermouth provides an excellent base for exploring the western Lake District, with the coast and some of Cumbria's most spectacular scenery also within easy reach. The town combines a relaxed community feel with excellent access to the great outdoors, making it an increasingly popular place to live, visit and invest.

Directions

The property is tucked away behind the shops on Station Street. For the most accurate location, please use What3Words: [///downs.brother.actual](https://www.what3words.com/#!/share////downs.brother.actual). Someone will meet you near this point to provide access through the door leading towards the cottage.



ACCOMMODATION

Hallway

4' 9" x 7' 6" (1.45m x 2.28m)

With understairs storage cupboard.

Living Room/Kitchenette

7' 10" x 15' 8" (2.40m x 4.78m)

A beautifully presented open plan living and kitchen space, featuring attractive parquet effect flooring and a stylish electric log burner set beneath a characterful wooden mantel. Two windows overlook the courtyard and benefit from fitted shutters, while exposed beams add further charm and character. The kitchen is finished with contemporary slate grey cabinetry complemented by gunmetal hardware and a distressed effect tiled splashback, along with an integrated cooker with hob and extractor, sink with drainer and a stylish brass tap.

FIRST FLOOR LANDING

Bedroom 1

8' 2" x 10' 6" (2.48m x 3.20m)

Double bedroom with window to courtyard.



Bedroom 2

7' 9" x 9' 1" (2.35m x 2.77m)

Single bedroom with window to courtyard and hidden dressing area.

Bathroom

5' 2" x 5' 10" (1.58m x 1.77m)

A stylish three piece bathroom suite comprising a corner shower with slate effect shower panels, a wash hand basin set within a vanity unit with useful storage beneath, and a WC. Wood effect flooring and a window overlooking the courtyard.



EXTERNALLY

Courtyard

The property is accessed via a shared passageway from Station Street, leading to a gate which opens into a private courtyard, laid with shillies and complemented by a selection of established plants. A step leads up to a covered decked area, providing a lovely outdoor seating space - ideal for enjoying a morning coffee, relaxing in the evening or dining alfresco.



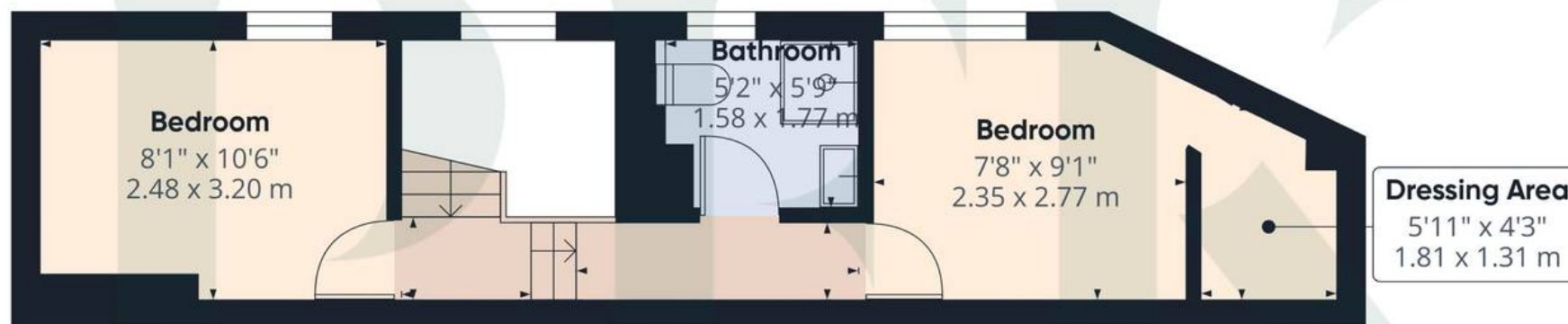


Floor 0

Approximate total area⁽¹⁾

430 ft²

39.9 m²



Floor 1

(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.

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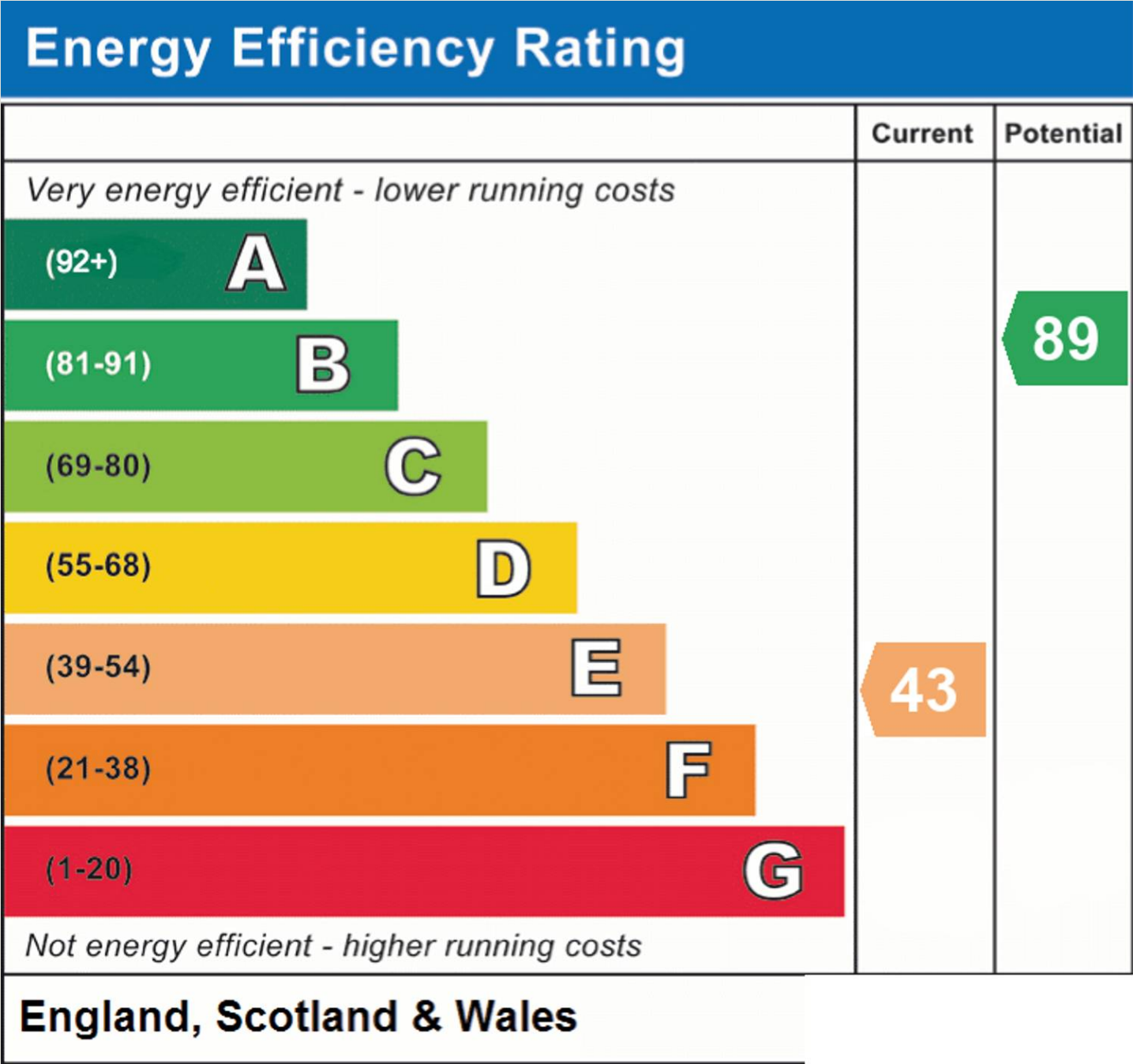
ADDITIONAL INFORMATION

Referral Fee Disclosure

PFK 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, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd , Beyond Conveyancing Ltd): £120 to £240 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. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti – Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Services

Mains water & drainage. Electric central heating and double 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





PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

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