



25 Henry Street, Cockermouth - CA13 0AT

£310,000 Freehold







Picture yourself enjoying your morning coffee with the bi-fold doors open, fresh air drifting in from the garden, or unwinding with a well-earned drink in the peace and privacy of your beautiful outdoor space, all just a short stroll from Cockermouth's vibrant town centre and excellent amenities.

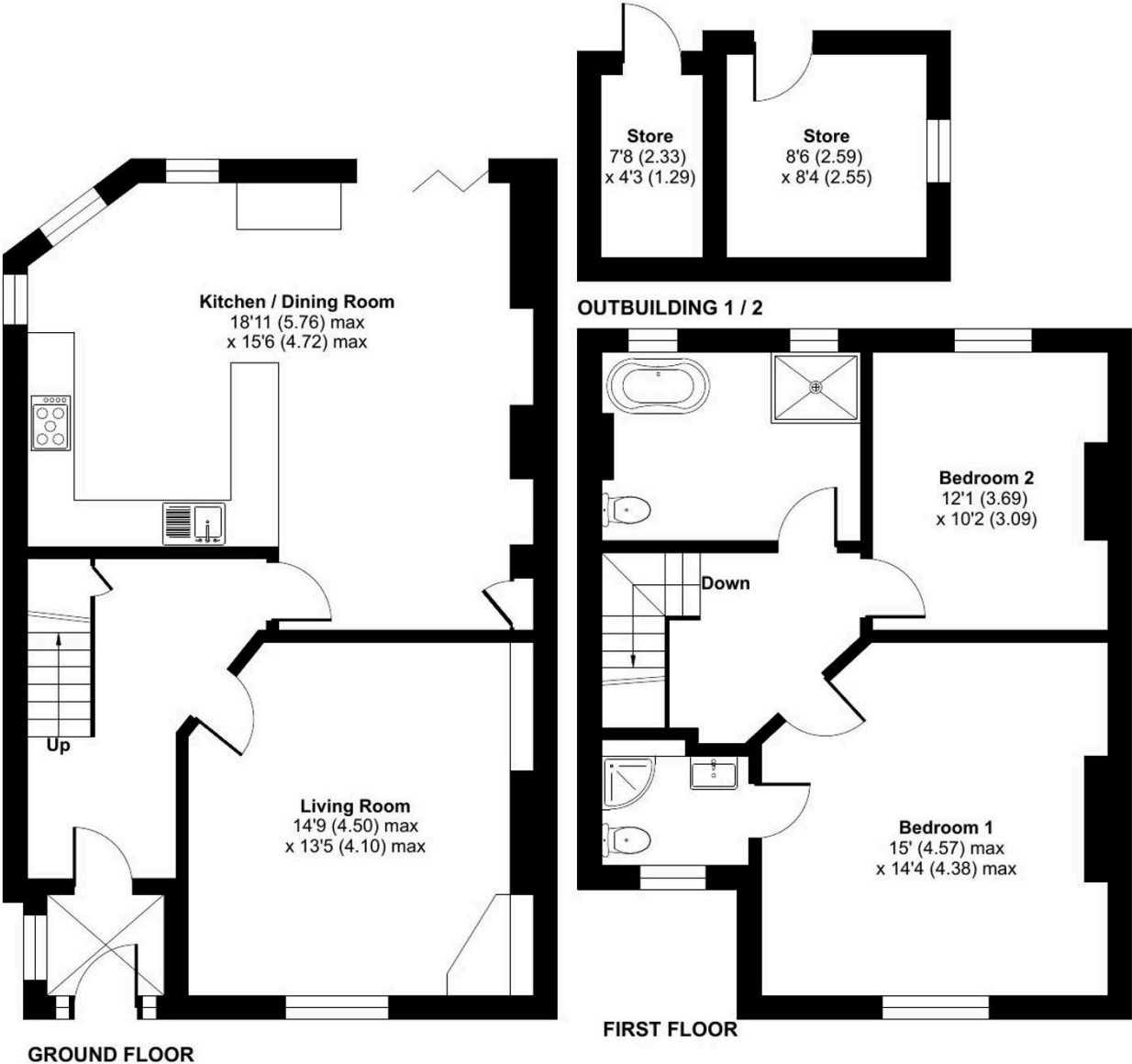
This stunning Victorian home perfectly blends character with stylish modern living, featuring high ceilings, deep skirting boards, attractive fireplaces and charming period details throughout. Beautifully maintained and thoughtfully updated, the accommodation offers a welcoming lounge with a cosy wood-burning stove, while the impressive open-plan family room forms the true heart of the home, combining a second stove, dining space and a superb contemporary kitchen ideal for entertaining. Upstairs, two generous double bedrooms each enjoy their own luxury bathroom facilities, including an en-suite and a four-piece family bathroom.

Outside, off-road parking and a delightful rear garden complete the picture, while elevated rooftop views towards the surrounding countryside provide a wonderful backdrop. With exciting potential to extend further through a loft conversion, rear extension, or both (subject to consents), this is a rare opportunity to create an exceptional long-term home in one of West Cumbria's most sought-after locations.



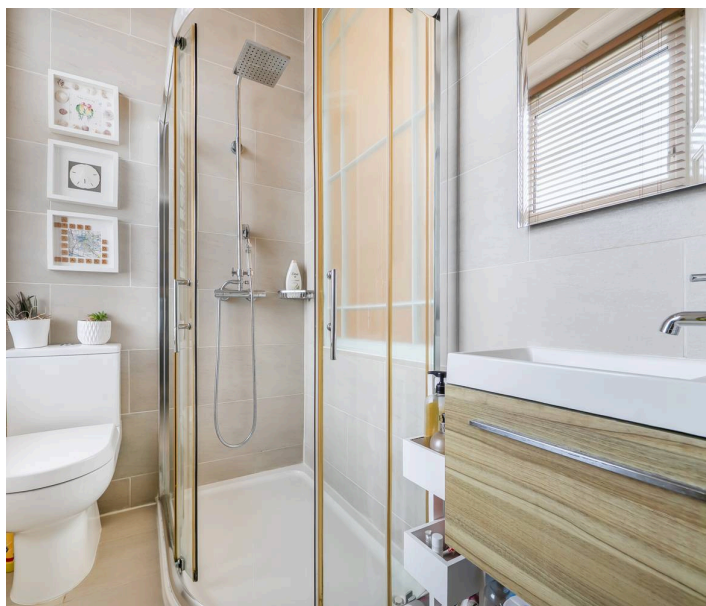
Henry Street, Cockermouth, CA13

Approximate Area = 1238 sq ft / 115 sq m
Outbuildings = 103 sq ft / 9.5 sq m
Total = 1341 sq ft / 124.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Grisdales. REF: 1516299

You can include any text here. The text can be modified upon generating your brochure.



THINGS YOU NEED TO KNOW

Gas central heating and double glazing

DIRECTIONS

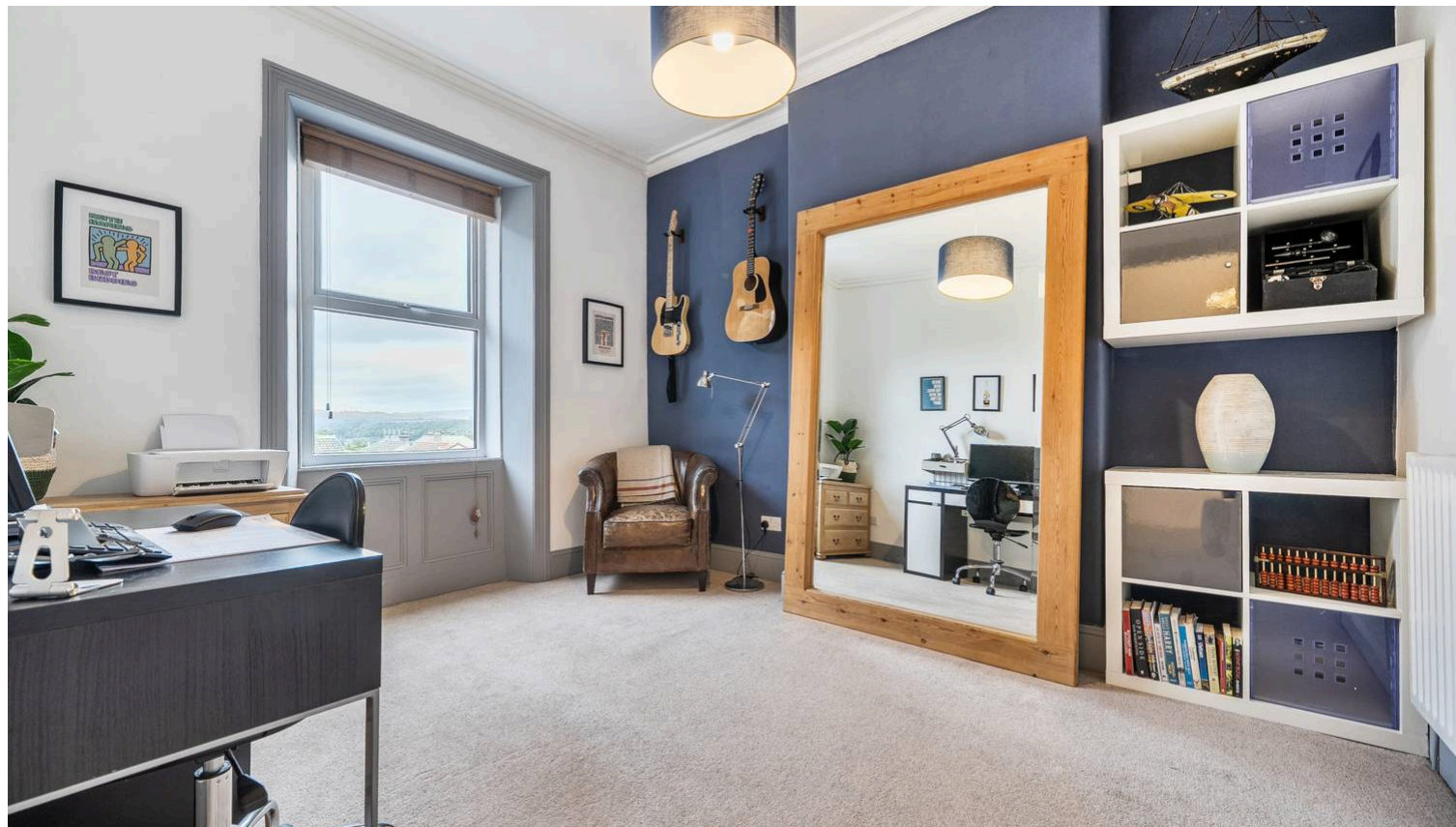
W3W///ballooned.tape.guests From the Main Street proceed up Station Street keeping right at the traffic lights and head straight on passing the Cenotaph. At the next lights bear left and follow the road round and up the hill. Henry Street is on the right and this property can be found half way down on the right.

THE LOCAL COMMUNITY - CA13

CA13, centred on Cockermouth and surrounding villages, offers a highly desirable market town lifestyle on the edge of the western Lake District. The area is known for its attractive historic centre, independent shops, cafés and cultural appeal, along with strong local amenities including a wide choice of supermarkets. Education is well regarded, with schools including Cockermouth School and several local primary schools serving the wider area. Residents benefit from healthcare services, leisure facilities and good road links to nearby employment centres such as Workington and Whitehaven. With its blend of heritage, riverside setting along the River Derwent and proximity to outstanding countryside, CA13 is particularly popular with families, professionals and those seeking a balance of market town living and access to the Lake District.

INNER PORCH

Accessed via a composite door into the inner porch with clear glazing to two sides and solid wood door into the inner hallwav.



INNER HALLWAY

Oak flooring, stairs to the first floor and understairs cupboard with shelving. Dado rail, deep skirting boards and coving.

LOUNGE

14' 9" x 13' 5" (4.50m x 4.10m)

Wood-burning stove set into attractive fireplace with granite hearth and bespoke shelving and cupboards either side of the fireplace. Large window to the front with wood panelling. Coving, ceiling rose. etc.

FAMILY ROOM

18' 11" x 15' 6" (5.76m x 4.72m)

A fabulous open room with double doors to the rear and large window to the corner and including snug, dining and kitchen space, all fitted with oak flooring. Wood burning stove within fireplace alcove with stone hearth and cupboards either side. Ample space for a dining table. The kitchen is fitted with a stylish and practical range of base and wall units with chunky chrome handles and wood effect laminate worktop over with tile splashback. Includes double electric oven with five ring gas hob over, extractor fan and stainless steel splashback, 1 1/2 bowl stainless steel sink, integrated dishwasher and integrated fridge and freezer. Good range of wall mounted cupboards, spotlights above with under counter lighting and drop down lights above the peninsula.

STAIRS & LANDING

A attractive staircase gives access to the first floor landing - with access into the loft via a drop down ladder.

BEDROOM ONE



BEDROOM ONE

15' 0" x 14' 4" (4.57m x 4.38m)

Spacious double bedroom to the front with coving and door to en-suite.

ENSUITE

Wash basin and chrome mixer tap, shower enclosure with wall mounted chrome shower and attachments, low level WC and fully fitted with beige ceramic tiles. Frosted glass window.

BEDROOM TWO

12' 1" x 10' 2" (3.69m x 3.09m)

Double room to the rear currently used as a study.

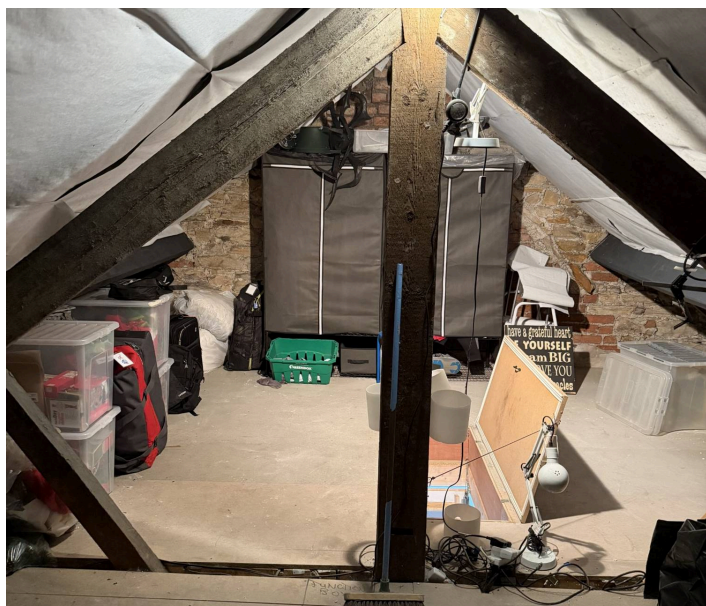
BATHROOM

Attractive four piece bathroom suite comprising shower and enclosure in chrome frame and wall mounted chrome shower and attachments. Freestanding bath with modern chrome freestanding tap, wall mounted chrome towel rail, low level WC and wash basin with chrome tap set into vanity unit with mirror above. mostly tiled with beige ceramic tiles. Tiled floor, spotlights and part frosted window to the rear.

LOFT SPACE

Accessed from the landing via a pull down ladder with a remote control device to operate the lights. Please be aware of the large step at the top. The loft is understood (but not checked) to measure 6.5. x 4.8m and has been boarded using 9x2 joists and Weyrock boards. It has the potential to be converted which would give superb views over the town.

PARKING



PARKING

There is off-road parking for two cars and access to an old garage (with corrugated roof)

GARDEN

There is a pretty garden to the rear which is mainly laid to lawn and with attractive shrub and floral borders. Well placed trees give privacy and shade and part of the garden is surrounded by a traditional stone wall which adds character. There is a patio accessed directly from the family room.

EXTERNAL STORE ROOMS

8' 6" x 8' 4" (2.59m x 2.55m)

There is a garden store/utility area with plumbing for washing machine and space for a further appliance along with an adjoining wood store to the side. Please note that both these outbuildings have electricity with a circuit board in the wood shed and two soil pipes (one in the store and one under the patio). This would give the option to demolish the outbuildings and create a larger extension (STPP) to the rear to create a sun room with downstairs w.c.

VIEWS

Fabulous views from the rear over rooftops to the countryside in the distance.



GARDEN

There is a pretty garden to the side which is mainly laid to lawn and with attractive shrub and floral borders. Well placed trees give privacy and shade and part of the garden is surrounded by a traditional stone wall which adds character. There is a patio accessed directly from the family room. There are two external stores both with electricity,

GARAGE

Single Garage

There is off road parking to the side for two cars and use of an ageing detached garage (with corrugated roof)



Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Grisdales Estate Agents

18 South Street, Cockermouth - CA13 9RT

01900829977

cockermouth@grisdales.co.uk

www.grisdales.co.uk

