



23 Towers Lane , Cockermouth CA13 9EA

House - Detached



£299,950



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Key Highlights

- Much-loved home owned since 1991, ready for its next chapter
- Excellent potential for upgrading, including scope to extend over the garage (STPP)
- Practical, well-fitted kitchen with useful additional space
- Attractive gardens front and rear, plus tandem garage and parking
- Sought-after position on Towers Lane with edge-of-town convenience
- Flowing layout with lounge, dining room, and conservatory
- Three well-proportioned bedrooms and a family bathroom
- Easy access to town, A66, great schools, and beautiful country walks





Welcome to Towers Lane, Cockermouth

A much-loved home for over three decades, this superb property is now ready to begin an exciting new chapter. Enjoying a fantastic position on Towers Lane, it offers generous, well-balanced living space with excellent potential to extend (STPP), making it ideal for growing families or those seeking flexibility without compromise. The bright, flowing layout—from lounge to dining room and conservatory—creates a wonderful sense of space and connection, while three comfortable bedrooms and a family bathroom complete the picture upstairs. Outside, attractive gardens, a lovely outlook, off-road parking, and a tandem garage add even more appeal. Perfectly located on the edge of town with easy access to the A66, beautiful countryside, and great schools, this is a home bursting with opportunity—ready to be transformed into something truly special.

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

Floorplan

Towers Lane, Cockermouth, CA13

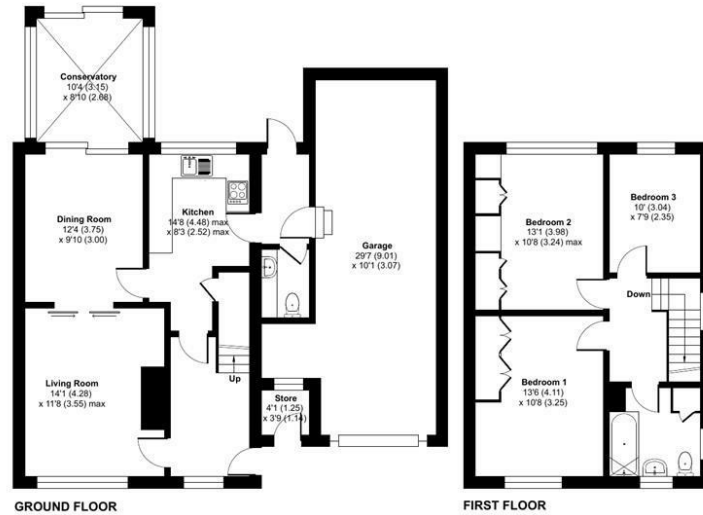
Approximate Area = 1174 sq ft / 109 sq m

Garage = 316 sq ft / 29.3 sq m

Outbuilding = 15 sq ft / 1.3 sq m

Total = 1505 sq ft / 139.6 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). © richcom 2025. Produced for Grisdale. REF: 1454908

Total Floor Area:
sq ft

THINGS YOU NEED TO KNOW

The property is Freehold and benefits from mains gas, electric, water and drainage services.

READY TO BE LOVED AGAIN

Having been cherished by the current owner since 1991, this wonderful home is now ready for its next chapter with someone who will love it just as much.

Proudly positioned towards the top of Towers Lane, it offers fantastic potential, including scope for an extension over the garage (STPP, while already providing excellent space suited to a growing family or those looking to downsize without compromise.

The living accommodation flows beautifully, with the lounge opening into the dining room and continuing into the conservatory, creating a light and connected feel throughout. The kitchen is practical and well fitted, complemented by useful additional space. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Outside, the pretty gardens to both front and rear add to the home's appeal, with a lovely outlook at the back and a tree-lined aspect to the front, while off-road parking and a tandem garage provide ideal storage or workspace for hobbies.

READY FOR SOME WORK?

Having been well maintained over the years, with the kitchen and bathroom updated around 25 years ago, this home now presents a wonderful opportunity for someone new to make it their own. Offering a blank canvas, it's ready and waiting for fresh ideas and a modern touch, while still being perfectly comfortable and habitable from day one—allowing you to update at your own pace. A property full of potential and promise, it's one that simply needs to be seen to truly appreciate everything it has to offer.

THE PERFECT LOCATION

Perfectly positioned on the edge of town, yet within approximately a mile of the town centre, this home offers the best of both worlds. With quick and easy access to the A66 and the stunning Buttermere Valley, it's ideal for both commuters and lovers of the great outdoors. A fantastic selection of primary and secondary schools are nearby, making it a great choice for families, while an abundance of country walks can be enjoyed right on the doorstep. Whether for children, pets, or those simply seeking a more relaxed pace of life, the location is perfectly suited to all.

DIRECTIONS

///sober.toasters.clicker

LOCAL COMMUNITY

CA13, centered 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.









Location



Energy Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Additional Information

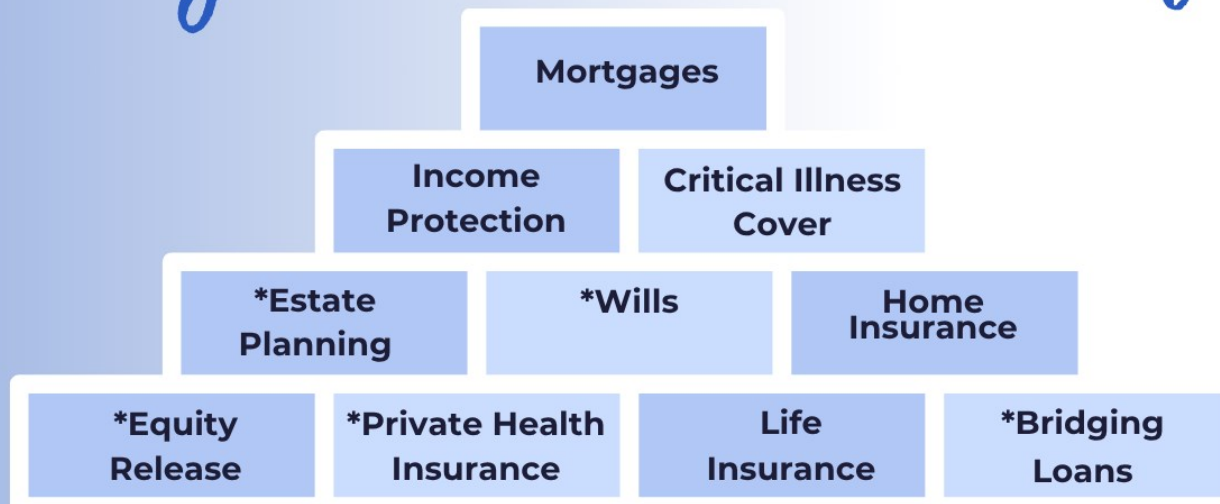
Tenure: Freehold Council: Cumberland Tax Band: D

Please Note:

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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