



## 10 Castlegate, Cockermouth, CA13 9EU

**£285,000**

This Grade II Listed Georgian end terrace residence on Castlegate offers a unique opportunity for those seeking a blend of historical elegance and modern potential. With its striking architectural features, this property boasts three spacious reception rooms, perfect for entertaining or relaxing with family and the four well-proportioned bedrooms provide ample space for comfortable living.

As you step inside, you will be greeted by the delightful period details that define this home, including working shutters, sliding sash windows, and dado and picture rails. The ceiling roses and cornices add a touch of sophistication, reflecting the craftsmanship of the Georgian era.

The property is complemented by a gorgeous enclosed garden, which offers an open outlook, creating a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. While the home is in need of refurbishment, it presents a fantastic opportunity to personalise and modernise, allowing you to create your dream residence in a sought-after location.

This property is not just a house; it is a canvas waiting for your vision. With its rich history and abundant potential, this Georgian gem is a rare find in the heart of Cockermouth. Whether you are looking to invest in a family home or a project to make your own, this residence promises to be a delightful place to call home.

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

## THINGS YOU NEED TO KNOW

Gas central heating  
Single glazing throughout  
Grade II Listed Building

## ENTRANCE

The property is accessed via a hardwood door with a clear glazing panel above. Leads into:

## INNER LOBBY

With dado rail, inset foot mat, and part glazed door leading into:

## ENTRANCE HALL



With stairs to the first floor, radiator cover, telephone point and coving.

## SITTING ROOM

16'0" x 14'8" (4.88 x 4.49)



A beautiful imposing room with an aspect to two sides, both windows having working shutters. Television point, fireplace with marble surround, traditional tiling and matching hearth. Picture rail, coving and ceiling rose.

## DINING ROOM

13'4" x 9'6" (4.08 x 2.92)



With an aspect to the front, with working shutters to the windows, picture rail and coving. Recessed shelving area and fireplace with cast iron grate, traditional cream tiles to the surround and painted mantelpiece over.

## FAMILY ROOM

16'0" x 14'10" (4.88 x 4.53)



With Adam style fireplace with green stone surround and black granite hearth. Window to the side, with working shutters in pine, a range of built-in pine fronted cupboards, wooden floorboards and coving. Door leading to side entrance lobby.

## KITCHEN

11'2" x 7'8" (3.42 x 2.34)



Fitted with a range of base and wall units in cream with chrome handles and laminate worktop over with matching upstand. Includes 1 1/2 bowl ceramic sink unit with mixer tap. Double electric oven, 5-ring gas hob with splashback and extractor fan over and integrated fridge freezer. Wall mounted boiler, spotlighting, tile effect floor and windows to the rear and side.

## INNER LOBBY

Giving access to the cellar and rear of the property.

## REAR LOBBY/SHOWER AREA

With shower enclosure, wash basin and door leading into separate wc. Steps up to the rear door.

## CELLAR

4 rooms of various sizes and heights providing excellent storage space.



## STAIRCASE AND LANDING



The staircase leads to a half-landing area with large arched window overlooking the rear. Further steps lead to the landing with access to the 4 bedrooms and the bathroom.

## BEDROOM ONE

16'4" x 14'2" (5 x 4.32)



Double room with an aspect to the front and side, with working shutters.

## BEDROOM TWO

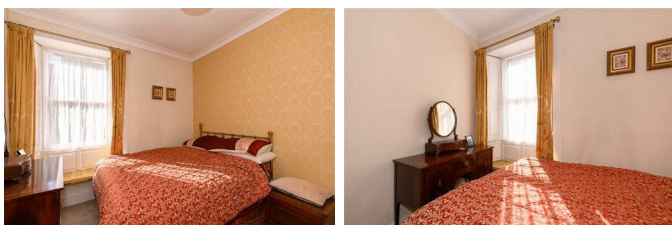
13'4" x 10'1" (4.07 x 3.09)



Double room to the front with coving and working shutters to the window.

## BEDROOM THREE

8'7" x 10'1" (2.64 x 3.09)



Double room to the front with coving and working shutters to the window.

## BEDROOM FOUR

12'8" x 13'11" (3.87 x 4.26)



Double room to the side, with working shutters to the window, and door leading into storeroom/nursery/dressing room.

## STOREROOM/NURSERY/DRESSING ROOM

10'11" x 9'1" (3.33 x 2.78)

With window to the rear and wall mounted shelving.

## FAMILY BATHROOM

7'4" x 10'11" (2.25 x 3.34)



Fitted with shower enclosure, with curved door in chrome frame, and wall mounted chrome shower and attachments; bath with chrome mixer tap; low-level wc; wash basin with chrome mixer map set into vanity unit with grey fronted cupboards and natural wood worktop over, with matching windowsill. Chrome ladder style radiator, window to the side, fitted around sanitary fittings with ceramic tiles and matching tiled floor.

## GARDEN



A gate leads to the side of the property and a path leads to an enclosed, south facing, rear garden with patio, lawn and well established shrub and floral borders. Right of way over the pathway to the rear in favour of the neighbouring property.

## OUTHOUSE

9'7" x 8'11" (2.94 x 2.73)



Outhouse with shelving, Belfast sink and plumbing for washing machine.

## DIRECTIONS

W3W: ///impulses.slowness.trickling

From the Main Street proceed towards the Market Place and go up Castlegate. No 10 is at the end of the row on the right hand side.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band C.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting,

we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

## SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

## MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

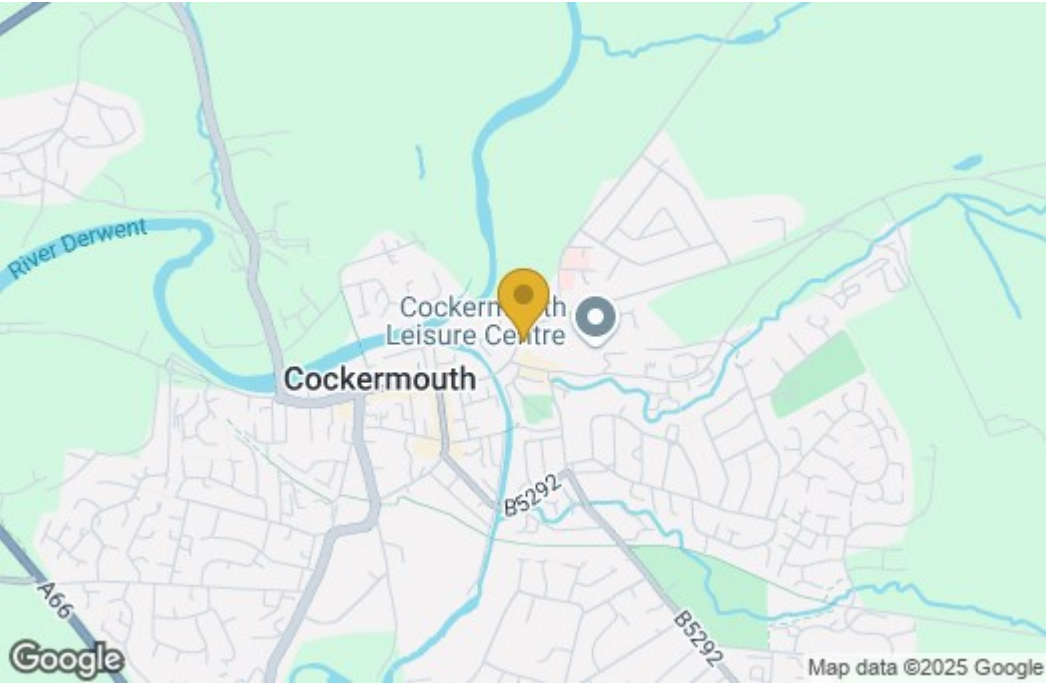
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

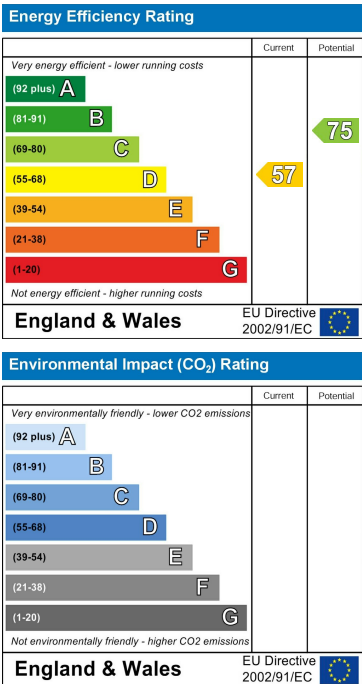


Measurements Are For Guidance Only.

Area Map



Energy Efficiency Graph



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