



## 2 Waste Fold Close , Cockermouth CA13 9JL

House - Mid Terrace



GRISDALES  
PROPERTY SERVICES

**£235,000**



3



1



1



75

### Key Highlights

- Spacious and versatile layout with two generous reception rooms offering flexible living, entertaining or home-working space.
- Separate kitchen and dining room creating an ideal setup for both everyday family life and hosting guests.
- Beautifully private rear outlook creating a calm and tranquil setting rarely found so close to local amenities.
- Quietly tucked away in a small residential setting while remaining conveniently close to the town centre.
- Convenient off road parking for two cars on the drive at the front.
- Three double bedrooms alongside a well-appointed four-piece bathroom.
- Impressive rear reception room with French doors opening onto private decking overlooking a peaceful tree-lined beck.
- Excellent location for countryside walks, independent cafés and pubs, plus access to highly regarded Outstanding schools.
- A superb choice for families, couples or professionals seeking a home that combines lifestyle, convenience and room to grow.

2 Waste Fold Close, Cockermouth





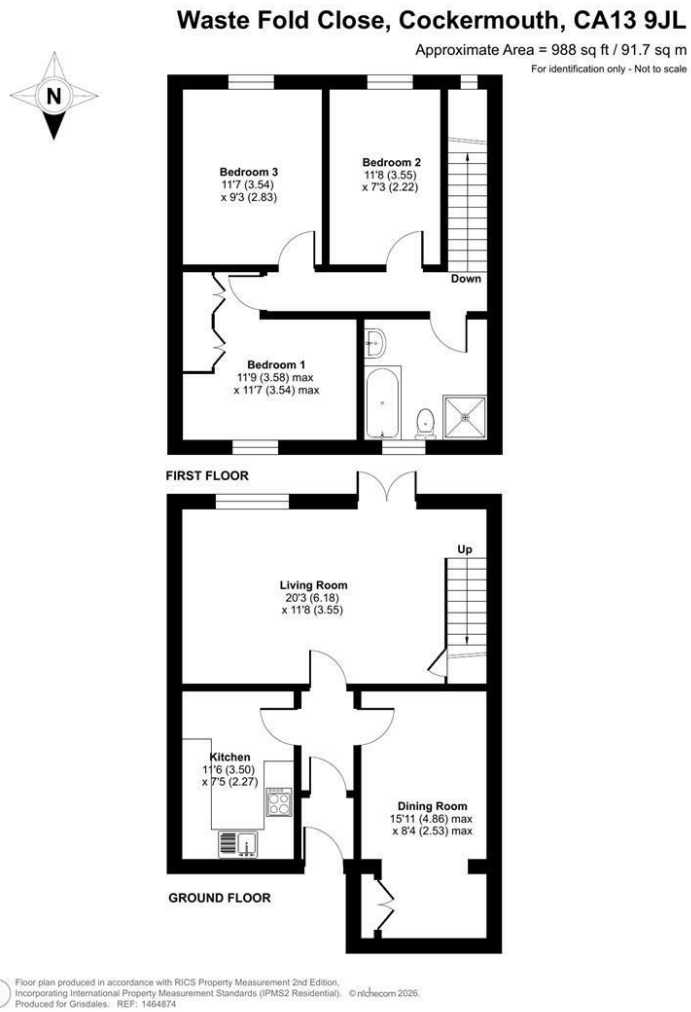
## Welcome to Waste Fold Close, Cockermouth

THIS IMPRESSIVE HOME COMBINES GREAT SPACE, FLEXIBILITY AND PRIVACY making it ideal for a variety of lifestyles.

It boasts two spacious reception rooms, including a superb living area with French doors opening onto decking and a tranquil, tree-lined beck, alongside a practical kitchen and separate dining room perfect for everyday living and entertaining. Upstairs offers three well-proportioned double bedrooms and a stylish four-piece bathroom, while off-road parking for two cars adds convenience. Quietly situated in a small residential setting, the property enjoys easy access to scenic countryside walks, a vibrant town centre with independent cafés and pubs, and highly regarded schools, delivering an exceptional balance of lifestyle and location.

## 2 Waste Fold Close, Cockermouth

### Floorplan



**Total Floor Area:**  
988.00 sq ft

## THINGS YOU NEED TO KNOW

The property is Freehold and benefits from mains gas, electric, water and drainage services. Gas central heating - recently installed modern and efficient boiler. 30kw. Double glazing.

## DIRECTIONS

W3W///insurance.hook.dreamers

## THE PERFECT HOME

This home offers an exceptional blend of space, versatility and privacy, making it perfectly suited to a wide range of lifestyles. From the moment you step inside, the welcoming entrance leads to two generously sized reception rooms, providing adaptable living spaces ideal for relaxing, entertaining, working from home or creating a dedicated family area. The larger rear reception room is particularly impressive, with French doors opening directly onto the rear decking and framing a beautiful, private outlook over the tree-lined beck, creating a peaceful extension of the living space. The practical kitchen sits alongside a separate dining room, further enhancing the flexibility of the layout for both everyday living and hosting guests. Upstairs, the property continues to impress with three spacious double bedrooms and a well-appointed four-piece bathroom, offering comfortable accommodation for families, couples or anyone seeking a home with room to grow. Added to the perfection of the above is space for two cars on the drive at the front.

## THE PERFECT SETTING

Perfectly positioned to enjoy the very best of the area, and tucked quietly away in a small residential area off the road, this home truly delivers on location. Surrounded by beautiful countryside walks while still offering easy access to the town centre, it combines convenience with lifestyle in all the right ways. Along your route to the town centre you'll find an excellent selection of independent cafés, bakeries, coffee spots and welcoming pubs, creating a real sense of community on your doorstep. For families, the property is ideally placed for access to highly regarded Outstanding primary and secondary schools, making it an exceptional choice for both day-to-day living and long-term convenience.

## OWNERS' COMMENTS

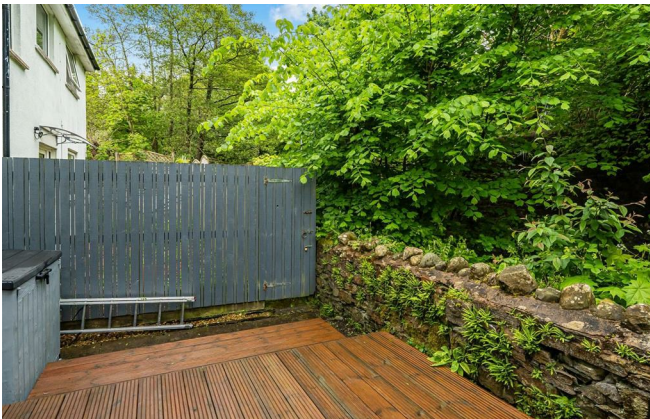
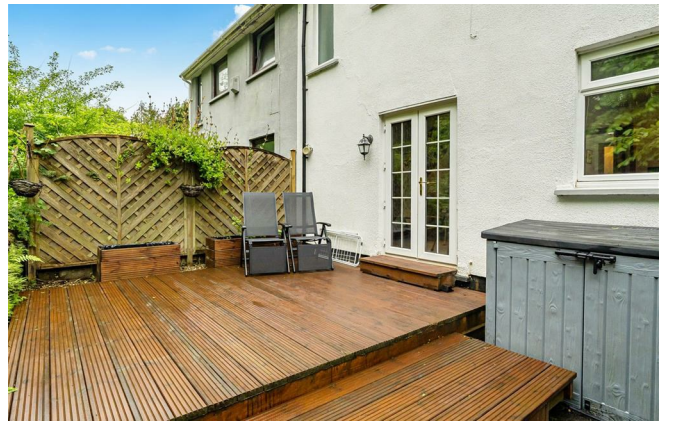
In the owners words "we have enjoyed many aspects of living here in Cockermouth, in particular; going to sleep to the sound of the gurgling beck outside of our bedroom window, the total absence of any noise except birdsong, zero traffic noise and the proximity to the town and countryside, both of which are measured in yards (or meters if you prefer)."

## LOCAL COMMUNITY - CA13

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.







## 2 Waste Fold Close, Cockermouth

### 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                                   |                                                                                                             |           |
| (39-54) E                                   |                                                                                                             |           |
| (21-38) F                                   |                                                                                                             |           |
| (1-20) G                                    |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
|                                             | 75                                                                                                          | 79        |
| England & Wales                             | EU Directive 2002/91/EC  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                                                                                                               |           |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                                                 | Current                                                                                                       | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                                                                                                               |           |
|                                                                 |                                                                                                               |           |
| England & Wales                                                 | EU Directive 2002/91/EC  |           |

### Additional Information

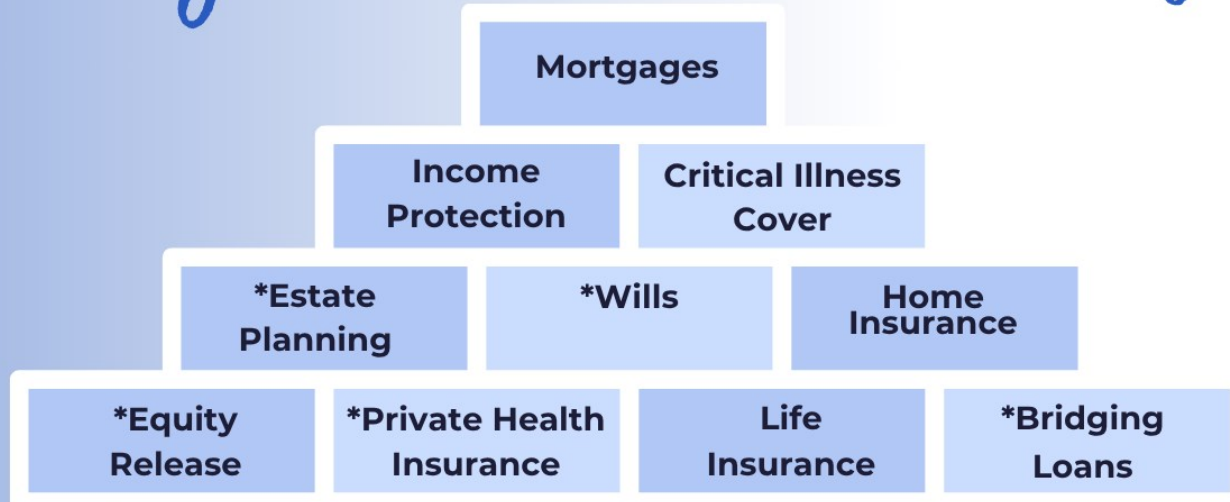
Tenure: Freehold Council: CUMBERLAND Tax Band: B

#### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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\*Advice in these areas will be referred to a specialist

## *Meet the team*



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