



| Sunderland | Cockermouth | CA13 9SS

Guide Price £599,000



david britton
ESTATES

Key features

- Over 2000 sq.ft of living accommodation
- Lake District National Park location, close to Bassenthwaite
- 4 bedroom detached home
- No Onward Chain
- Kitchen/Dining room and additional 3 Reception rooms
- 4 Bedrooms, one with ensuite
- 2 Bathrooms
- Lovely character features
- Beautiful and private cottage garden
- Off Road parking and Single Garage

Description

Offered with no onward chain, this deceptively spacious and attractive four bedroom Lakeland cottage has around 2000 sq.ft of accommodation and sits in a stunning location close to Cockermouth within the Lake District National Park and is surrounded by beautiful countryside. Internally filled with beams, character features and an abundance of flexible use spaces, it has a huge amount of potential, whether that be as a main home, second home or a holiday cottage/income potential. Internally there are 3 reception rooms, with the heart of the home being a superb sitting room with exposed stone wall, traditional open fire, vaulted beamed ceiling and French doors out to the garden, an open plan kitchen diner on the ground floor and on the first floor there are three bedrooms and a family bathroom. A second staircase leads from the kitchen up to a fourth bedroom with dressing room area and ensuite bathroom, perfect for multi-generational living/annexe potential. Externally, this property sits in a central, yet private, position within the hamlet of Sunderland in the Lake District National Park and is only around 8 miles from Cockermouth and 11 miles from Keswick. It enjoys beautiful cottage style gardens, bordered by trees, shrubs and establish flower beds and has a number of lawns and setaing areas, perfect for those looking for the idyllic country lifestyle.

If you are looking for a wonderful cottage in a fabulous Lake District location, this is an opportunity not to be missed!

** Viewing strictly by appointment only **

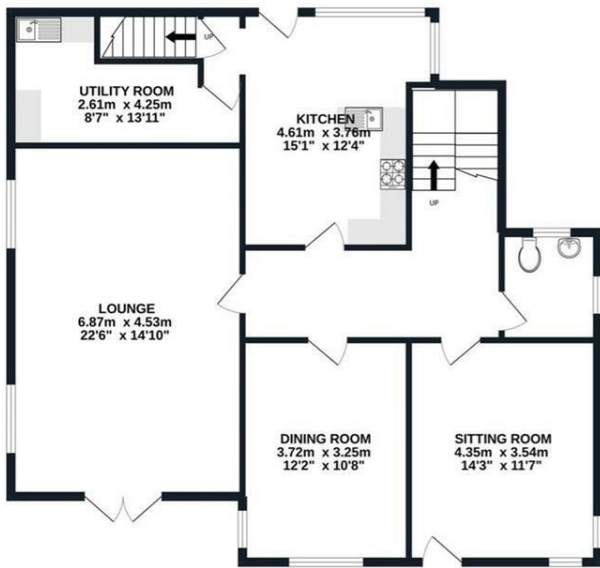
Directions



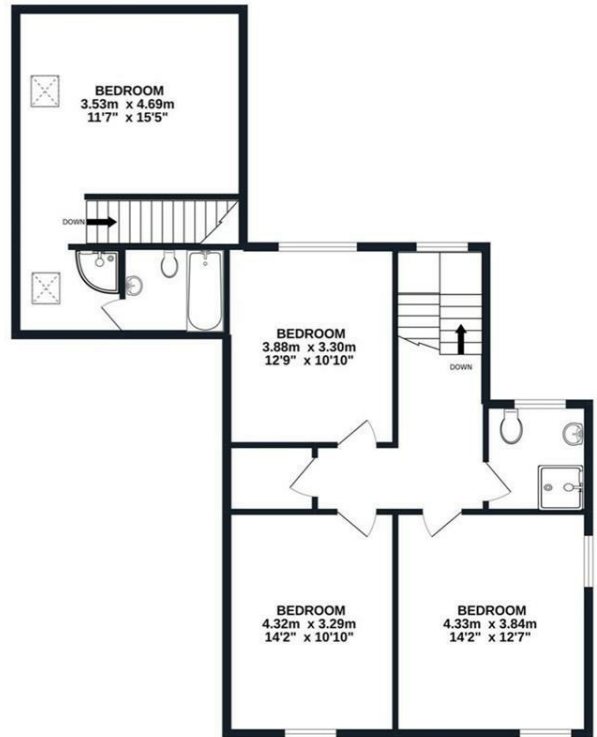


Floor plans

GROUND FLOOR
107.7 sq.m. (1160 sq.ft.) approx.



1ST FLOOR
89.1 sq.m. (959 sq.ft.) approx.



TOTAL FLOOR AREA : 196.9 sq.m. (2119 sq.ft.) approx.
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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		
England & Wales	EU Directive 2002/91/EC	



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