



**Redsorrell, Tweed Mill Lane, Cockermouth, CA13 9DE**

Guide Price **£345,000**

**PFK**

# Redsorrell Tweed Mill Lane

## The Property:

Tucked away on a peaceful private road just a short walk from the town centre, this detached dormer bungalow presents an excellent opportunity for anyone looking to create a comfortable home or take on a rewarding renovation project. Set within generous gardens and enjoying an elevated position on the edge of this popular market town - close to the Lake District National Park - the property benefits from a bright, open outlook with pleasant views across the surrounding area.

The accommodation is deceptively spacious and currently comprises, on the ground floor, a welcoming entrance hall, sitting room, dining room, breakfast room, kitchen, two double bedrooms, a bathroom and a separate WC. Upstairs are two further rooms, ideal for use as additional bedrooms, a study, hobby space, or for incorporating ensuite facilities if desired.

Outside, the property occupies a substantial plot with a terraced rear lawn, a hard landscaped front garden, and a detached garage at street level. Externally there is also an outhouse which incorporates two areas, one housing the boiler, and the other serving as a laundry room with a WC. While the home would now benefit from modernisation and renovation, having been in the same ownership for many years, it offers excellent potential to enhance or extend, subject to the relevant permissions.

Homes in this area are rarely available, and this property represents an exciting opportunity to secure a spacious and versatile home in a highly sought-after location. Viewing is strongly recommended to fully appreciate the potential on offer.





## Redsorrell Tweed Mill Lane

### Location & directions:

Nestled on the edge of the Lake District National Park, Cockermouth is a charming market town with a rich history and a vibrant community. The town offers a range of local shops, cafes, restaurants, and weekly markets, alongside excellent schools and leisure facilities. With easy access to scenic countryside, riverside walks, and the nearby Lake District fells, it provides a perfect blend of rural charm and everyday convenience.

### Directions

The property can easily be located on Tweed Mill Lane, using what3words location [///december.brew.regrowth](https://www.what3words.com/?q=///december.brew.regrowth)

- Detached dormer bungalow
- Generous gardens with elevated position
- Quiet location
- Spacious interiors
- Potential to improve
- EPC Rating 'E'
- Tenure: freehold
- Council Tax: Band TBC



## ACCOMODATION

### Entrance Porch

4' 0" x 3' 10" (1.21m x 1.17m)

### Entrance Hall

4' 0" x 23' 10" (1.22m x 7.27m)

### Living Room

14' 9" x 12' 10" (4.50m x 3.92m)

### Dining Room

12' 9" x 14' 4" (3.88m x 4.38m)

### Breakfast Room

14' 10" x 9' 5" (4.51m x 2.87m)

### Kitchen

9' 9" x 8' 10" (2.96m x 2.68m)

### Bedroom 1

11' 9" x 10' 3" (3.59m x 3.13m)

### Bedroom 2

11' 8" x 10' 7" (3.55m x 3.22m)

### Bathroom

5' 5" x 8' 10" (1.64m x 2.69m)

### WC

4' 4" x 4' 10" (1.33m x 1.48m)

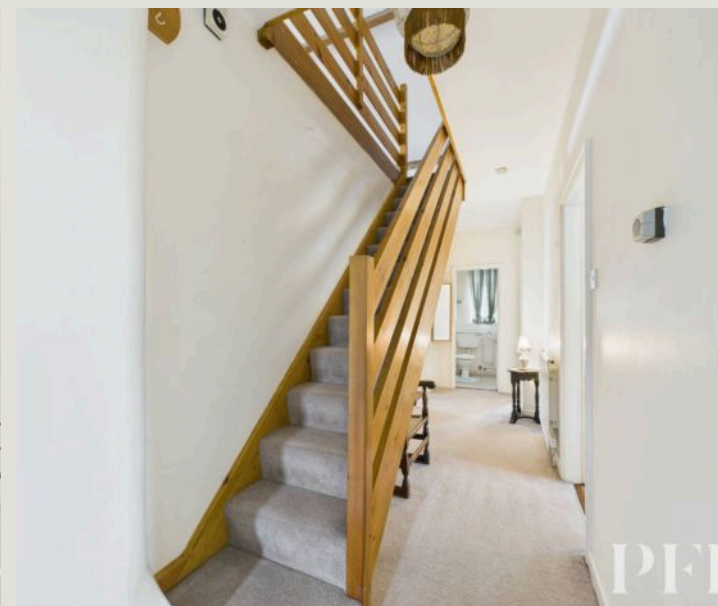
## FIRST FLOOR

### Attic Bedroom 3

17' 3" x 21' 7" (5.26m x 6.57m)

### Attic Room 4

14' 10" x 16' 3" (4.52m x 4.95m)





EXTERNALLY

### Garden

### Garage

Single Garage

### ADDITIONAL INFORMATION

#### Services

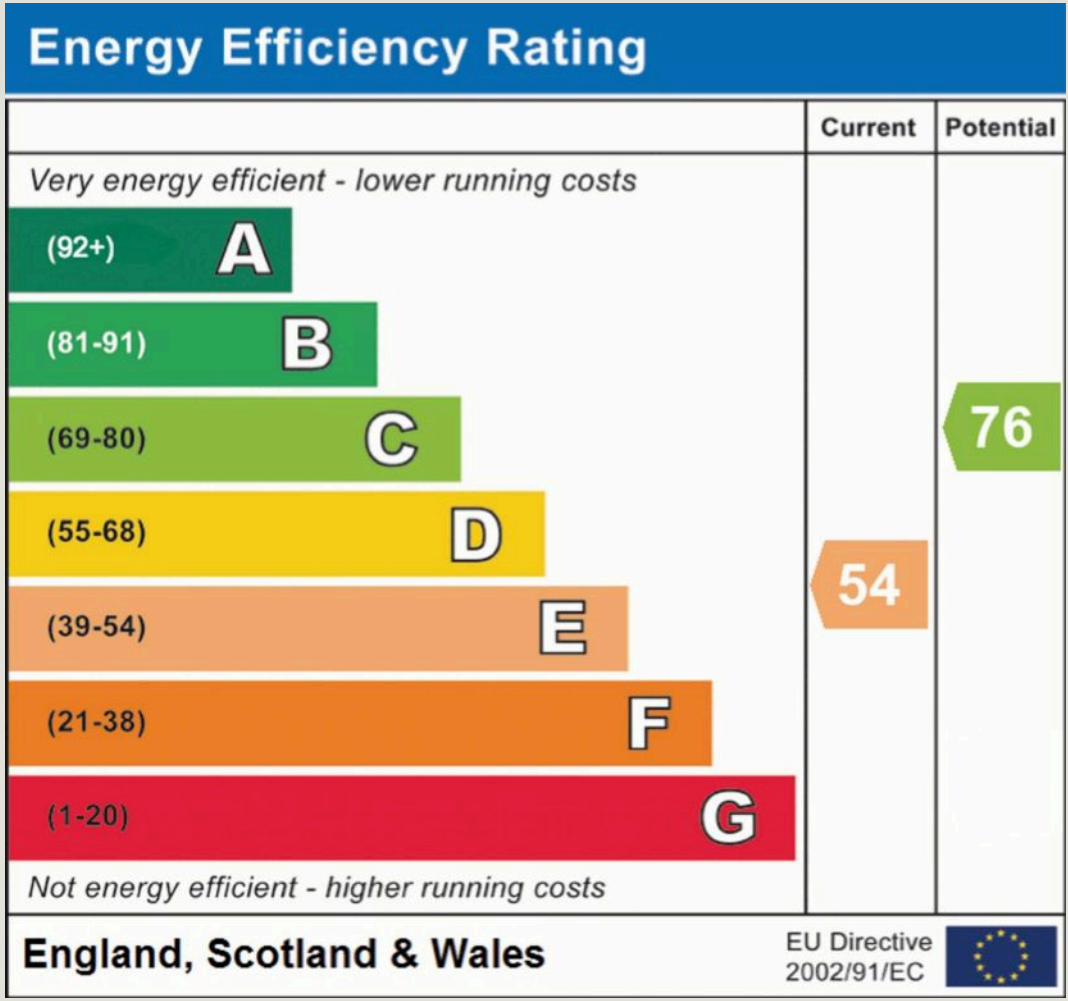
Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order

#### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.









## PFK Estate Agency Cockermouth

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