



2 ARCHWAY COTTAGES | COCKERMOUTH | LITTLE BROUGHTON | CA13 0YF

PRICE £135,000





SUMMARY

NO CHAIN Pretty as a picture, this gorgeous cottage is situated in a tucked-away position within this popular village and will make a perfect home for a single professional, couple or as a bolthole/holiday cottage. The property is filled with character including exposed beams, vaulted ceiling and feature fireplace. The accommodation includes a spacious living room with multi-fuel stove and area for dining table, a country-style fitted kitchen, a generous first-floor double bedroom with vaulted ceiling and exposed beams, plus an en-suite bathroom. In addition, there is a courtyard-style garden to the rear with useful outhouse and a small garden space to the front with a designated parking area for one car in front of that. This really is the perfect sanctuary for anyone.

EPC Band: D



GROUND FLOOR ENTRANCE

Part glazed stable door into living room.

LIVING ROOM

Double glazed window to front, multi fuel stove in chimney breast with tiled hearth, double radiator, stairs to first floor, under stairs cupboard, space for table and chairs, arch to kitchen.

KITCHEN

Fitted base cupboards and work surfaces, single drainer sink unit with tiled splashback, space for electric cooker with extractor fan over, space for fridge freezer, radiator, tiled flooring, double glazed window to rear, double glazed PVC door to rear.

FIRST FLOOR DOUBLE BEDROOM

Stairs lead up into this stunning room with vaulted ceiling and exposed A-frame/purlins, double radiator, double glazed window to front, two Velux windows to rear, built in wardrobe, door into en-suite.

EN-SUITE BATHROOM

Panel bath with thermostatic twin head shower unit, pedestal hand wash basin, low level WC. Wooden floorboards, double radiator, double glazed window to rear, door to utility cupboard with wall mounted combi boiler and space for washing machine, towel rail

EXTERNALLY

Enclosed paved courtyard garden with outhouse for storage and side access gate. Off road parking area for one car directly to the



ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermonth@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets

Broadband type & speeds available: Standard 3Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to October 25' indicates EE has good service indoors and out. 3 has good service outside and variable indoors. Vodafone has good signal outside but limited indoors. O2 has variable service outside and none indoors.

Planning permission passed in the immediate area: None known

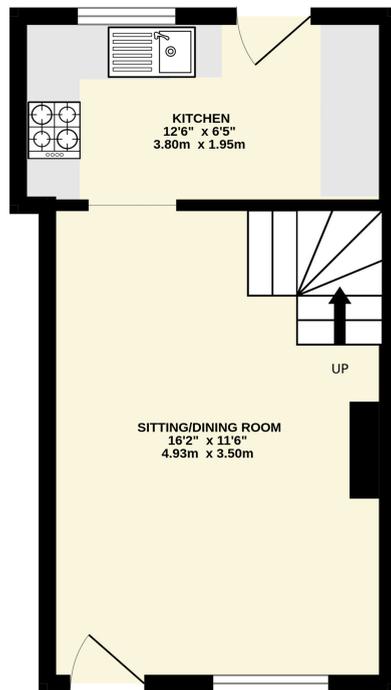
The property is not listed

DIRECTIONS

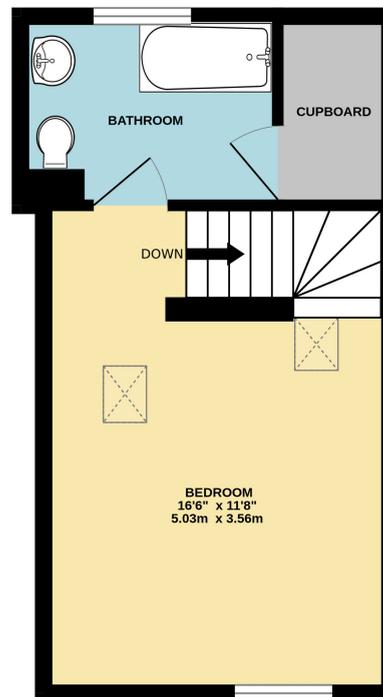
From Cockermonth take the A66 towards Workington and turn right over the river bridge to Great Broughton. At the sharp right hand bend continue right, following the road uphill into Little Broughton. At the left hand bend in the road continue straight on, down an unmade lane which leads past a number of properties before arriving at Archway Cottages.



GROUND FLOOR
262 sq.ft. (24.3 sq.m.) approx.



1ST FLOOR
266 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 529 sq.ft. (49.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

www.lillingtons-estates.co.uk

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			