



7 WEST END | GREAT BROUGHTON | COCKERMOUTH | CUMBRIA | CA13 0YN

PRICE £220,000





SUMMARY

We have fallen for this quirky but charming period cottage in the sought after village of Great Broughton near Cockermouth which offers a gorgeous cottage style garden overlooking a small stream. The property itself includes a living room with inglenook style fireplace, a generous separate dining room, a modern fitted kitchen, plus three bedrooms to the first floor with a first floor bathroom. Offering plenty of character this really does tick a lot of boxes for a home of its type and must be on your list to view.

EPC band TBC

GROUND FLOOR

ENTRANCE

A part glazed wooden door leads into living room

LIVING ROOM

A lovely room with double glazed window to front, inglenook style fireplace recess with electric fire and surround, radiator, recess for sideboard, doors to dining room and inner hall

DINING ROOM

Double glazed window to front, double radiator, space for family table and chairs, exposed beamwork

INNER HALL

Door into kitchen, stairs to first floor with under stair cupboard, double glazed window to rear on half landing

KITCHEN

A modern fitted kitchen with a wide range of base and wall mounted units and work surfaces, single drainer sink unit with tiled splashback, electric hob with oven under and extractor fan over, space for fridge freezer and washing machine, wood style flooring, double glazed window to rear and two to side, each side of a double glazed door which opens into rear garden.

FIRST FLOOR

LANDING

A charming split level landing with double glazed window to rear, doors to all rooms, access to loft space

BEDROOM 1

Double glazed window to front, double radiator

BEDROOM 2

Double glazed window to front, double radiator

BEDROOM 3

Currently used as a study with Velux window to rear, exposed stonework to one wall, double radiator, coved ceiling, opening into a useful storage room



BATHROOM

Double glazed window to rear, panel bath with electric shower unit and folding screen, pedestal hand wash basin, low level WC. Tiling to splash areas, double radiator, extractor fan, linen cupboard also housing combi boiler.

EXTERNALLY

To the front of the property is an enclosed shared garden with neighbouring cottage. Path to front door and areas of planted bushes. The rear garden is delightful and includes a decking patio terrace, a flagstone path leads to far end of the garden through raised planted beds and an area of slate chippings, plus two useful storage sheds. At the far end there is a view down to a small stream running below the garden level.

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

cockermouth@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor fan

Broadband type & speeds available: Standard 4Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates O2 has service indoors but other networks have limited signal.

All providers have signal outside

Planning permission passed in the immediate area: None known

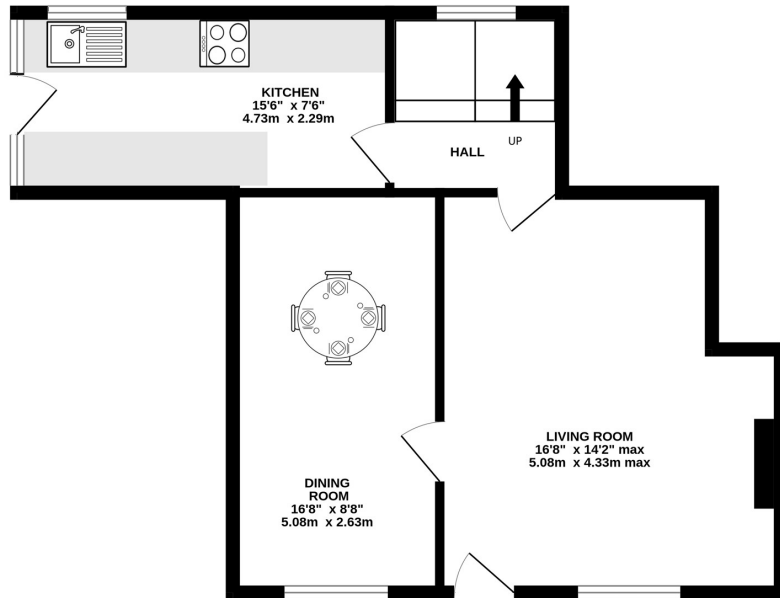
The property is not listed

DIRECTIONS

From Cockermouth take the A66 west towards Workington and turn right over the river bridge to Gt Broughton. Proceed uphill into the village and at the sharp right bend turn left on the corner into Main Street. Follow through the village centre past the pub, bakery and shop and at the next sharp right bend turn left again on the corner onto West End. The property will be located on the left hand side.



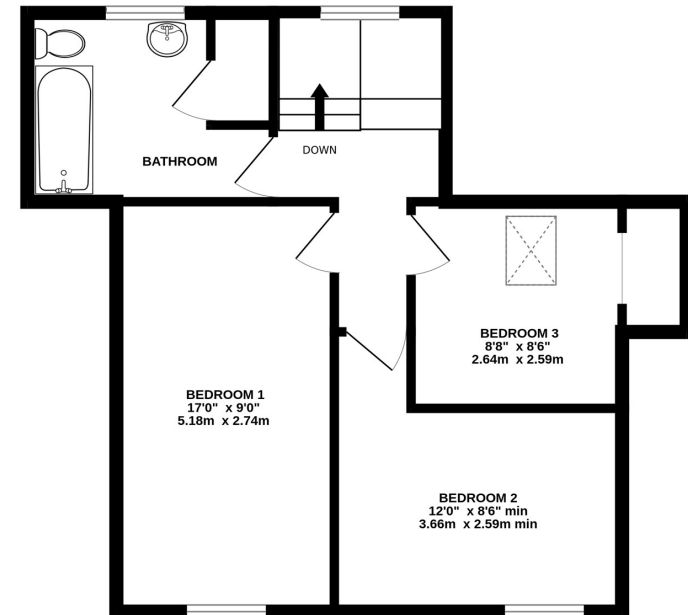
GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.8 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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1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



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.