



8 BRIGHAM HILL MANSION | BRIGHAM | COCKERMOUTH | CUMBRIA | CA13 0TL

PRICE £199,950





SUMMARY

This characterful double fronted home forms part of the old mansion site in Brigham and once modernised will make a really great home. Offered chain free the property includes an entrance hall, a central dining room leading to a separate living room and a kitchen and to the first floor there are three large bedrooms, a first floor bathroom and a generous landing with study area. There is parking at the front, a garage to the side and mature gardens to the side with a patio terrace at the back. Yes there is work required but its sensibly priced and as a result should attract interest.

EPC band TBC

GROUND FLOOR

ENTRANCE HALL

A front door leads into hall with window to front, door to dining room, stairs to first floor

DINING ROOM

The central point in the home with door to kitchen and opening to living room, double glazed door to rear, radiator, cupboard housing boiler

LIVING ROOM

Window to front, French doors to side, double and single radiator, fireplace with surround and hearth,

KITCHEN

Fitted base and wall cupboards with work surfaces, single drainer sink unit, hob and oven, space for washing machine and fridge, radiator

FIRST FLOOR

LANDING

A generous landing area with Velux window to rear, space for study area, doors to rooms

BEDROOM 1

A double aspect room with windows to front and side, built in cupboard, radiator

BEDROOM 2

Window to front, radiator

BEDROOM 3

Two Velux windows to rear, radiator

BATHROOM

Arch window to front, panel bath, low level WC and hand basin,



EXTERNALLY

To the rear, accessed from the dining room is a concrete patio terrace with path leading round to the side. The side area includes a second patio area, personal door to garage, side access gate and garden areas laid to grass with mature plants and bushes

Single garage to side with up and over door. To the front of the property there is parking in a shared courtyard with access to garage.

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: C

Tenure: Freehold, but parking area is shared leasehold

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

Fixtures & Fittings: None

Broadband type & speeds available: Standard 5Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates all networks have limited signal indoors but all do have signal outside

Planning permission passed in the immediate area: None known

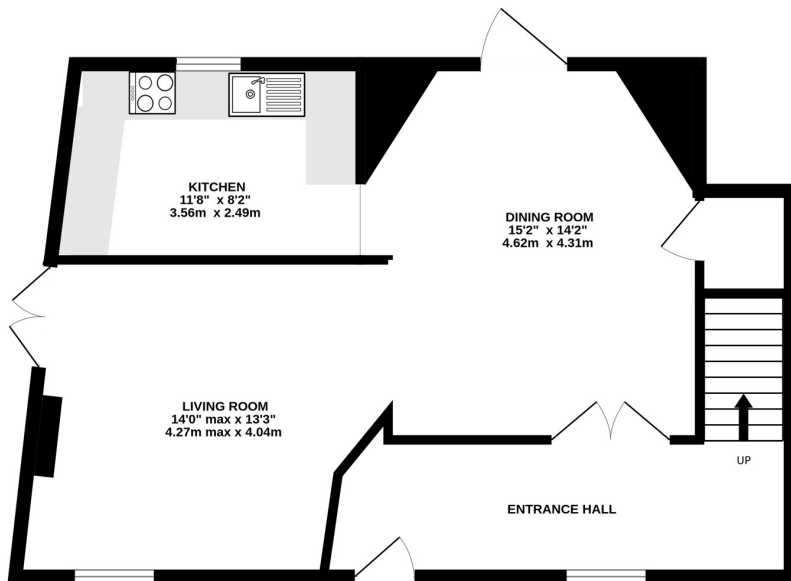
The property is not listed

DIRECTIONS

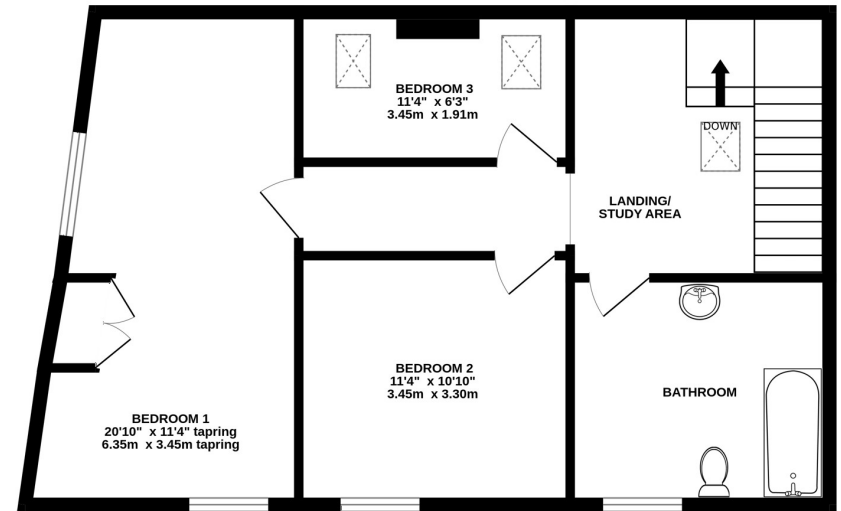
From Cockermouth take the A66 towards Workington and turn left to Brigham. Pass the church and follow the road round the right hand bend, towards Broughton Cross. Turn left back on yourself into The Hill, becoming High Brigham and opposite Lawson Garth turn left into the mansion grounds, passing other homes and continuing into the courtyard at the end. The property will be located on the right hand side.



GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.8 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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