



BRIDEKIRK | COCKERMOUTH | CUMBRIA | CA13 0PE

PRICE £495,000





#### SUMMARY

This extensive detached bungalow occupies an elevated site of around 1/3 acre and is located on the fringe of the pretty village of Bridekirk, near Cockermouth. Enjoying far reaching views across countryside to the front, the property offers versatile family accommodation with the added bonus of a snooker room with full size table and a double garage with an inspection pit and separate workshop. Offered chain free, requiring modernisation throughout but in clean liveable condition, the property also includes a large entrance hall with cloakroom/WC, a large double aspect living room, a separate dining room leading to the kitchen, a main bedroom with en-suite, three further double bedrooms, a family room which leads to bedroom 4, plus a generous bathroom. The well tended, south-west facing gardens are a delight, siding onto fields and a perfect place to enjoy the afternoon sun. The property is also within easy driving distance of Bridekirk Dovenby Primary School, rated Outstanding by Ofsted in its most recent inspection (2025). Finally, there is a solar install on the front roof, plus a wealth of parking to the front. This is a rarely available 'forever home' no question, so don't miss out, book a viewing today!

EPC band TBC

#### ENTRANCE VESTIBULE

A part glazed front door with picture window beside leads into a vestibule with exposed stone walls, and a part glazed door into entrance hall

#### ENTRANCE HALL

A generous T shaped hall with doors to all rooms, single radiator and double radiator, built in utility cupboard and coat store

#### CLOAKROOM / WC

Double glazed window to front, low-level WC, pedestal hand wash basin, vanity cupboard unit, single radiator

#### LIVING ROOM

A generous double aspect room with sliding double glazed patio doors to front, affording far reaching views over surrounding countryside, and a double glazed window to side with a view over fields. Two double radiators, two skirting radiators, exposed stone feature wall.

#### DINING ROOM

Double glazed window to front with a view over surrounding countryside, double radiator, space for dining room table and chairs, door into kitchen

#### KITCHEN

Fitted in a wide range of base and eye level cupboards with work surfaces and splashback tiling, single drainer sink unit, electric hob with oven under and extractor over, space for appliance, double glazed window to front with views over surrounding countryside, double radiator, personal door leading into garage

#### SNOOKER ROOM

A large room situated behind the garage with a double aspect and including full size snooker table. Double glazed windows to side and rear, two double radiators, built in triple cupboards for storage, lobby with double glazed window to rear and part glazed door to rear garden.

#### BEDROOM 1

A large double bedroom with double glazed window to rear, double radiator, built-in triple wardrobe with integral light, door to en-suite

#### EN-SUITE SHOWER ROOM

Shower enclosure, pedestal hand wash basin and low-level WC, tiled walls, extractor fan

#### BEDROOM 2

Double glazed window to rear, single radiator

#### BEDROOM 3

Double glazed window to rear, single radiator

#### BEDROOM 4

Double glazed window to rear, single radiator, built-in double wardrobe with sliding doors, door from family room

#### FAMILY ROOM / BEDROOM 5

A generous room used as a through room for access to bedroom four, but capable of being subdivided, creating a 5th bedroom and hallway if required. Double glazed window to rear, double radiator, built-in double airing cupboard, two built-in double wardrobes, door leading to bedroom four.

#### FAMILY BATHROOM

Double glazed window to rear, panel bath, space and plumbing for shower enclosure, pedestal hand wash basin, low-level WC. Single and double radiators, separate heated towel rail, extractor fan, tiled walls and wood style flooring.

#### GARDENS

The property occupies a plot of around 1/3 acre with a sunny south-westerly aspect. The main gardens lie to the front, to either side of the drive and are mainly laid to lawn with planted flower beds and well pruned bushes/small trees. Views over countryside are enjoyed at the front and side.

The rear garden includes a concrete rear access path, with a step up to a garden area laid to lawn with paved patio, siting for oil tank and well tended shrubs and plants

#### DOUBLE GARAGE AND WORKSHOP

A generous double width integral garage with power roll over door, inspection pit for classic car maintenance, boiler cupboard, part glazed door to front, space for washing machine, inverter for solar panels, door to snooker room, twin openings into workshop

A generous 'garage size' workshop with twin walk-through's from garage, a well proportioned workbench with vice, double glazed window to side

#### 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@hillingtons-estates.co.uk

Council Tax Band: F

Tenure: Freehold

Services: Mains water and electric are connected. Oil fired heating with solar install, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor, snooker table, workbench and vice, greenhouse

Broadband type & speeds available: Standard 7Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates All networks have good signal outside and all have limited service indoors.

Planning permission passed in the immediate area: None known

The property is not listed

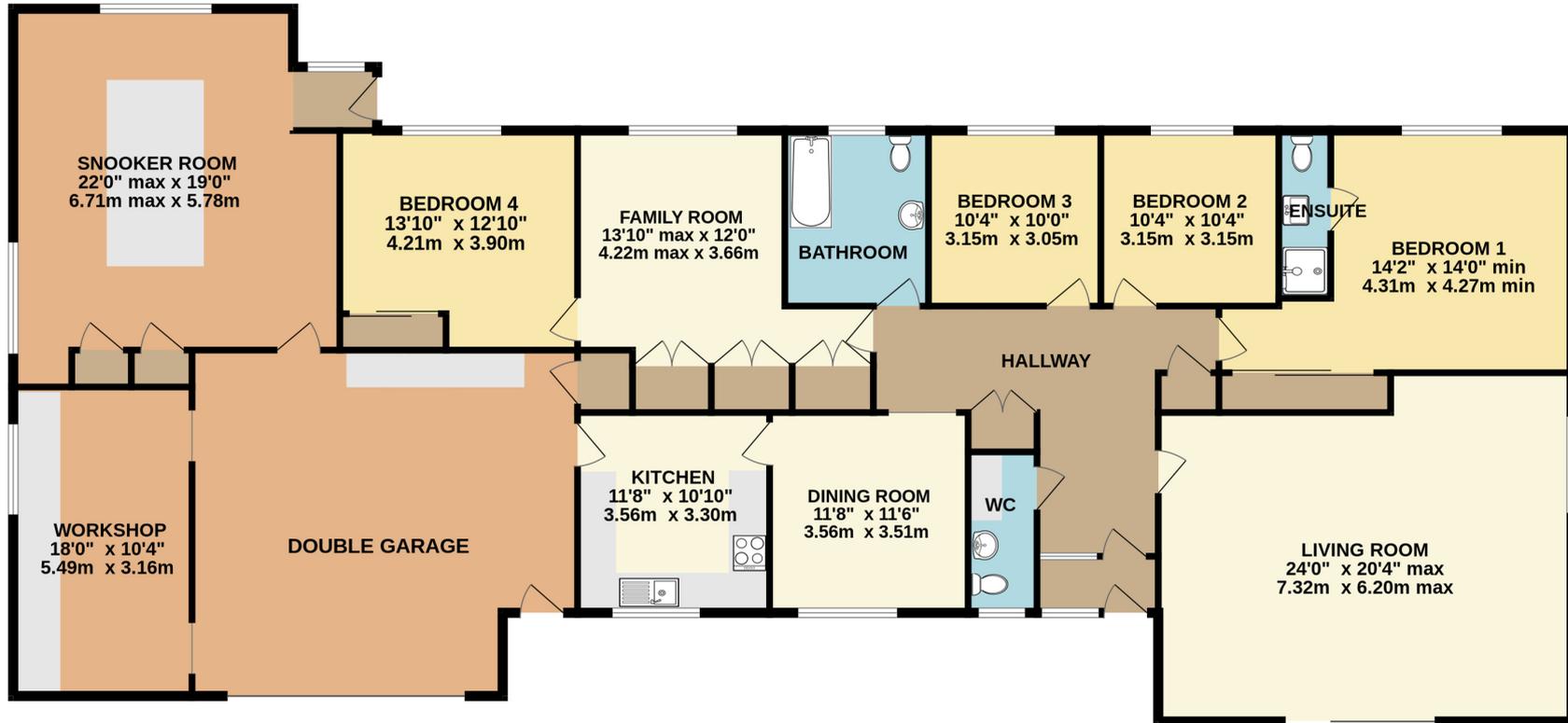
#### DIRECTIONS

From Cockermouth head towards Maryport on the A594. Before reaching Dovenby turn right to Tallentire. At the crossroads by Bridekirk/Dovenby school turn right and follow the lane into the village. At the T-junction turn right, and take the next lane on the right. The property will then be located on the left hand side, set above the road with a cattlegrid at the bottom of the drive. What3words: fast.ticking.reefs



# GROUND FLOOR

2968 sq.ft. (275.7 sq.m.) approx.



TOTAL FLOOR AREA : 2968 sq.ft. (275.7 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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