

PFK

2 Weston Lodge, Brigham Road, Cockermouth CA13 0AX

Price Guide: £475,000





LOCATION

Situated within the ever popular Moor area of Cockermouth, within only a short 10 minute' walk to the town centre with its excellent range of shops and services, including highly rated local primary and secondary schools, doctors, dental surgeries and leisure centre. Close to the town's Harris Park offering riverside walks, and with easy access to the A66 for the west coast employment centres and the western Lake District.

PROPERTY DESCRIPTION

Weston Lodge is an exceptionally versatile and spacious family home, with multiple reception rooms, up to four large double bedrooms and three bathrooms; perfectly suited for a larger family or anyone requiring work from home space. The accommodation enjoys a light and airy feeling with high ceilings and well-proportioned rooms throughout, blending character features and modern convenience to create a home that meets the requirements of discerning owners. It also benefits from the installation of solar panels, including battery, and substantial internal insulation in most rooms.

The internal living space comprises: lounge with bay window and gas fire, a flexible usage second reception room which could be a formal dining room, study, play room or fourth double bedroom if required, downstairs shower room, fantastic open plan living-dining kitchen with island unit and multi fuel stove, utility room, master bedroom with fitted wardrobes and contemporary en-suite, two further large double bedrooms, and a newly installed four piece family bathroom.

Externally there is a courtyard to the front, and to the rear a substantial, enclosed and private garden area which has been laid to lawn and patio areas, a double garage and sun room. There is access from the lane next to Weston Lodge allowing access for two cars into the garage and two further cars to pull through the double gates, thereby providing off road parking for four.

Homes of this quality in this area rarely last long on the market so book an early inspection to avoid missing out.

ACCOMMODATION

Entrance Porch

Accessed via a wooden entrance door with glazed insert and panel over. Further glazed, wooden door with panel over to:-

Hallway

With decorative coving, built in under stairs storage cupboard, oak internal doors leading to all rooms, uPVC double glazed door providing access to the rear porch and stairs to first accommodation.

Lounge

4.98m x 3.78m (16' 4" x 12' 5") max. A light and airy, high ceilinged, front aspect room with bay window to front elevation. Decorative coving, ceiling rose, pendant lighting, substantial wall mounted shelving, telephone point and gas fire set on grey granite hearth with carved wooden surround.

Bedroom 4/Second Reception Room

3.48m x 4.10m (11' 5" x 13' 5") max. Another light and airy, dual aspect room with high ceiling. Decorative coving and feature fireplace set on quarry tiled hearth.

Ground Floor Shower Room

3.09m x 1.35m (10' 2" x 4' 5") A fully tiled (walls and floor), side aspect shower room with spotlighting, vertical heated towel rail and three piece suite comprising walk in shower cubicle with mains powered shower and hand held attachment, WC and wash hand basin.

Open Plan Living/Dining/Kitchen

5.10m x 8.95m (16' 9" x 29' 4") A bright, dual aspect living space with high ceiling, decorative coving and pendant lighting.

Kitchen area is fitted with a range of matching wall and base units in a light cream, Shaker style finish with complementary black granite effect countertops, tiled splash backs and 1.5 bowl ceramic sink with drainage board and mixer tap. Central island unit in the same style cabinetry with solid wood countertop and space for under counter fridge. Space/points for freestanding, gas range style cooker with electric ovens and grill, stainless steel extractor fan, integrated dishwasher and tiled floor.

Living/Dining area has exposed wood floor boards and multi-fuel stove set in recessed fireplace with tiled hearth. Built in cupboard housing gas fired combi boiler and ample space for a six to eight person dining table.

Utility Room

With wooden storage unit with grey granite worktop incorporating Belfast sink over. Tiled splash back, space/power/plumbing for washing machine and tumble dryer and space for freestanding fridge freezer. Tiled flooring.

Rear Porch

With power supply and uPVC double glazed door providing access to the rear garden.

Sun Room

3.75m x 2.92m (12' 4" x 9' 7") With high, vaulted ceiling, spotlighting, laminate flooring and uPVC double glazed French doors giving access to the garden.

FIRST FLOOR

Half Landing

Main Landing

A substantial landing area which could also act as a study or play area. Two side aspect windows, oak internal doors leading to first floor rooms, loft access (via hatch) and a large built in storage cupboard with wall mounted shelving.

Principal Bedroom

4.85m x 5.02m (15' 11" x 16' 6") approx. A light and airy, high ceilinged, dual aspect principal bedroom with view over the rooftops of Cockermouth. Velux skylight and built in wardrobes.

En-Suite

1.66m x 2.94m (5' 5" x 9' 8") Fully tiled (walls and floor) and fitted with vertical heated towel rail and three piece suite comprising walk in shower with mains powered shower and hand held attachment, WC and wash hand basin.

Family Bathroom - Dual Access

2.58m x 3.65m (8' 6" x 12' 0") With dual access via the hallway or via Bedroom 2. A high ceilinged room with Velux skylight and fitted with four piece suite comprising bath, corner shower cubicle with mains powered shower and handheld attachment, WC and wash hand basin. Tiled walls and floor and vertical, anthracite, heated towel rail.

Bedroom 2

4.02m x 3.80m (13' 2" x 12' 6") A substantial, light and airy, front aspect, double bedroom with decorative coving. This bedroom has direct access to the family bathroom.

Inner Hallway

With front aspect window and stairs back to half landing. Loft access (via hatch).

Bedroom 3

3.80m x 4.10m (12' 6" x 13' 5") A south facing, bright bedroom with decorative coving.

EXTERNALLY

Parking

Double wooden gates allow access to off road parking space for two cars with a further two spaces available in the double garage. There is on street parking to the front.

Double Garage

With electric roller door, power, light and wooden door giving access to the sun room.

Garden

To the front of the property is an enclosed courtyard. To the rear is a lawned garden with large, patio seating area. There is a further, sun trap, lawned area which is immensely private with paved walkway and stocked with a variety of mature perennials and shrubs. A wooden external gate gives access to the side lane.

ADDITIONAL INFORMATION

Tenure

Freehold.

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains electricity, gas, water & drainage; oil central heating; double glazing installed throughout; solar panels including battery installed; telephone & broadband connections installed subject to BT regulations. The property also benefits from substantial internal insulation in most rooms. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From PFK office on Main Street, head in a westerly direction and take the left hand turning at the mini-roundabout. Follow the road to the traffic lights, bear right, then continue around the sharp left hand bend and take the second right hand turning into Brigham Road. The property can be found on the right hand side.





2 Brigham Road

