

PFK

Sycamore View, Harris Brow, Great Broughton, Cockermouth CA13 0XR

Price Guide: £525,000





LOCATION

Enjoying an elevated position on the edge of this well serviced, popular village with a primary school which feeds into Cockermouth Secondary, public houses, shop and Post Office. Benefitting from easy access to Cockermouth, the west coast and Lake District National Park.

PROPERTY DESCRIPTION

Sycamore View is a spacious, four bedroom, two reception room, family home, sat prominently within the popular village of Great Broughton, and enjoying incredible, panoramic views of the surrounding countryside and Lake District fells.

The property has been extended and renovated to a high standard by the current owners and now boasts a superb standard of accommodation comprising: fantastic sized lounge with gas fired stove and glazed corner which provides superlative views over the river Derwent to the Lake District fells beyond, dining room, breakfast kitchen with solid wood cabinetry and island unit, second, snug style, reception room with open fire, utility room and ground floor shower room. To the first floor are four, well proportioned, double bedrooms, a shower room and family bathroom.

The property is accessed via a gravelled driveway with parking to the front for four-five cars and a detached, double garage. The gardens wrap around the property and whilst large, are easy to maintain with lawned front garden, and, to the rear, a patio seating area and lawn giving way to superb views. The entire plot incorporates wonderful, mature trees and shrubs providing immense privacy.

ACCOMMODATION

Entrance Hallway

With wooden internal doors to all rooms, built in under stairs storage cupboard and stairs to first floor accommodation.

Reception Room 2

2.71m x 6.57m (8' 11" x 21' 7") An excellent, dual aspect, second reception room, playroom or home office enjoying rear views over the garden toward the Lake District fells. Cast iron, open fireplace with tiled surround and hearth, TV point and feature alcove with points for telephone/broadband.

Dining Room

3.12m x 4.52m (10' 3" x 14' 10") Front aspect room with spotlighting, built in storage unit, space for ten-twelve person dining table, wooden door giving access to the kitchen and open plan access to:-

Lounge

6.47m x 4.95m (21' 3" x 16' 3") A spectacular, south facing room with two walls of glazing which offer stunning views over the garden, the river Derwent and straight through to the surrounding high fells. Spotlighting, gas fired stove and points for TV and telephone.

Open Plan Snug Area

2.24m x 3.49m (7' 4" x 11' 5")

Kitchen

4.43m x 4.00m (14' 6" x 13' 1") A rear aspect kitchen fitted with hand crafted, solid wood, kitchen (from Town and Country) with complementary Iroko wood counter tops and 1.5-bowl stainless steel sink unit with mixer tap. Built in range style cooker with double, electric oven and six-burner, gas hob with extractor fan over, and integrated dishwasher, Miele fridge and Miele freezer. Spotlighting, large, built in pantry cupboards, bin store and tiled floor. A hand crafted, island unit with black granite, counter top provides informal dining space for two persons. Double glazed, uPVC door gives access to the rear garden and wooden internal door to:-

Utility Room

With solid wood counter top, Belfast sink with mixer tap, space/power/plumbing for under counter washing machine and tumble dryer, wall mounted gas combi boiler and tiled floor. Wooden door to:-

Ground Floor Shower Room

Fitted with three piece suite comprising corner shower cubicle (electric shower), WC and wash hand basin in vanity storage unit. Mosaic tiled splash backs and tiled floor.

FIRST FLOOR

Landing

With window to front aspect, wooden internal doors to all first floor rooms and access to loft space (via hatch).

Bedroom 1

3.21m x 6.21m (10' 6" x 20' 4") Spacious, rear aspect, double bedroom with views toward the Lake District fells.

Bedroom 2

4.15m x 3.86m (13' 7" x 12' 8") max. Rear aspect, double bedroom with Velux skylight and dressing area.

Bedroom 3

2.76m x 3.62m (9' 1" x 11' 11") max. usable space - currently utilised as an office but easily, a comfortable, dual aspect, double bedroom with Velux skylights and spotlighting.

Bedroom 4

4.93m x 3.57m (16' 2" x 11' 9") Dual aspect, double bedroom with Velux skylight, spotlighting and loft access (via hatch).

Family Bathroom

2.22m x 2.68m (7' 3" x 8' 10") Partly tiled and refurbished to a high standard incorporating Duravit, porcelain sanitary fittings comprising bath with handheld shower attachment, WC and wash hand basin set in built in vanity unit. High quality Dornbracht taps complement the suite and there is a vertical, heated towel rail.

Shower Room

1.45m x 1.77m (4' 9" x 5' 10") A modern, fully tiled shower room, also refurbished to a very high standard. Kirkstone Limestone tiling, Hansgrohe taps, vertical, heated, chrome towel rail and Duravit porcelain sanitary fittings including walk in shower cubicle (with mains powered shower), WC and wash hand basin.

EXTERNALLY

Parking

The property sits in a substantial, wraparound plot and benefits from a private, gravelled driveway and generous parking area.

Detached Double Garage

Large, detached, double garage with electric up and over door, power and lighting.

Gardens

To the front is a lawned garden complemented by mature trees and shrubs. Paved walkways around both sides provide access to a well proportioned, rear garden which incorporates substantial decorative chipped and Indian sandstone seating areas, lawn, mature trees and shrub borders. This is a fantastic, outdoor space offering views over the river Derwent and beyond to the Lake District fells.

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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 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. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. 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.

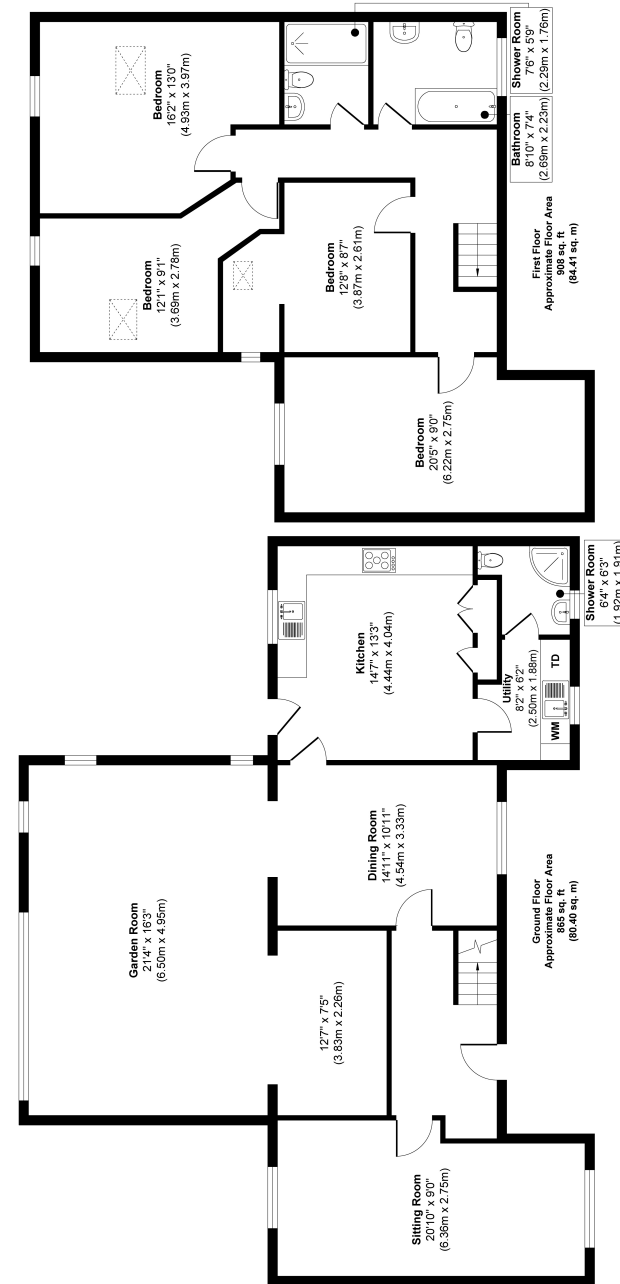
Directions: From Cockermouth proceed west along the A66 to the staggered Brigham/Great Broughton junction and turn right, following the road over the river and up into the village. As you head up the hill, the property can be found on the left hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Sycamore View



Approx. Gross Internal Floor Area 1773 sq. ft. / 164.81 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.