



1 STATION COTTAGE | BROUGHTON CROSS | COCKERMOUTH | CUMBRIA | CA13 0TY

PRICE £410,000





SUMMARY

Sitting in a lovely private position set back off the road, this stunning modern detached home in Broughton Cross is a real head-turner inside and out!! Located within the Cockermouth school catchment it makes a perfect family home, providing on-trend versatile accommodation with a stylish, contemporary finish. The property which is offered in immaculate order includes a porch and stylish entrance hall, a generous living room with fireplace, a separate sitting/home cinema room, a 29' long open plan kitchen/dining/family room with high quality units and centre island, a large utility room, a useful cloakroom and a ground floor WC, a large main bedroom with en-suite, three further double bedrooms and a stylish family bathroom. There is plenty of parking at the front, a lovely enclosed garden laid with artificial grass and an integral garage which has been subdivided into two stores (one used as a gym). There is so much to love here if you want a stylish, trendy family home so don't delay, call us and book yourself a viewing!

EPC band C

GROUND FLOOR ENTRANCE PORCH

A stylish part glazed composite door leads into porch with radiator, coat hooks, Karndean flooring and part glazed door into hall

ENTRANCE HALL

Wooden doors to rooms, oak stairs to first floor with metalwork spindles, stylish wood style panelling to one wall, double radiator, under stairs recess, Karndean flooring

LIVING ROOM

A large double aspect room with double glazed window to side and double glazed French doors to garden, chimney breast with tiled hearth, double radiator, Karndean flooring

SITTING ROOM

Two double glazed windows to front, double radiator, bracket for wall mounted TV, Karndean flooring

CLOAKROOM

A useful coat storage area with space for bench, Karndean flooring, door to WC

GROUND FLOOR WC

Double glazed window to side, pedestal hand wash basin, low level WC. Double radiator, extractor fan, Karndean flooring

KITCHEN/DINING/FAMILY ROOM

A large open pan room 29' in length and split into three areas. The kitchen area is fitted in a comprehensive range of base units with work surfaces including a large centre island with breakfast bar, inset sink unit with flexi-tap, pan drawers, induction hob with two separate ovens under, extractor hood, integrated wine cooler plus dishwasher, two double glazed windows to rear, Karndean flooring, door into utility. The Family/Dining area has space for table and chairs plus corner sofa and has two double glazed windows to front, two radiators, bracket for wall mounted TV, Karndean flooring

UTILITY ROOM

Double glazed window to rear, part glazed PVC door to garden, door to store room, space for washing machine and tumble dryer, double radiator, Karndean flooring

FIRST FLOOR LANDING

Double glazed window to front, double radiator, doors to rooms, linen cupboard

BEDROOM 1

A generous room with two double glazed windows to rear, double radiator, wardrobe recess, bracket for wall mounted TV, door to en-suite

EN-SUITE SHOWER ROOM

Fitted with a walk-in shower enclosure with thermostatic shower unit, niche in wall for shower products, hand wash basin with cupboard under, low level WC. Chrome towel rail, extractor fan, wood style flooring

BEDROOM 2

Two double glazed windows to front, double radiator, built in double wardrobe, bracket for wall mounted TV

BEDROOM 3

Two double glazed windows to rear, double radiator, built in double wardrobe

BEDROOM 4

Two double glazed windows to front, access to loft space, double radiator

FAMILY BATHROOM

Double glazed window to side, panel bath with thermostatic shower unit and curved screen, PVC cladding to splash areas, pedestal hand wash basin, low level WC. Chrome towel rail, extractor fan, wood style flooring

EXTERNALLY

To the front a shared access leads to a private, block-paved drive with parking for three vehicles, EV electrical charging point and access to the garage and front door. Garden area laid with artificial grass and a slate chipping border, side access to rear garden.

The rear garden is a decent size and is enclosed by fencing with an area laid with artificial grass, a raised flower bed, a large split level paved dining terrace and side access path.

The integral garage has been subdivided and now includes a garden store with up and over door to access, plus a useful room used as a gym (13'x9'10) which has power and light, wall mounted boiler and has potential to make a great home office if required.

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: E

Tenure: Freehold

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

Fixtures & Fittings: Carpets, hob extractor and two ovens, dishwasher and wine cooler, fitted blinds

Broadband type & speeds available: Standard 3Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates all networks have limited signal indoors. All providers have service outside Planning permission passed in the immediate area: None known

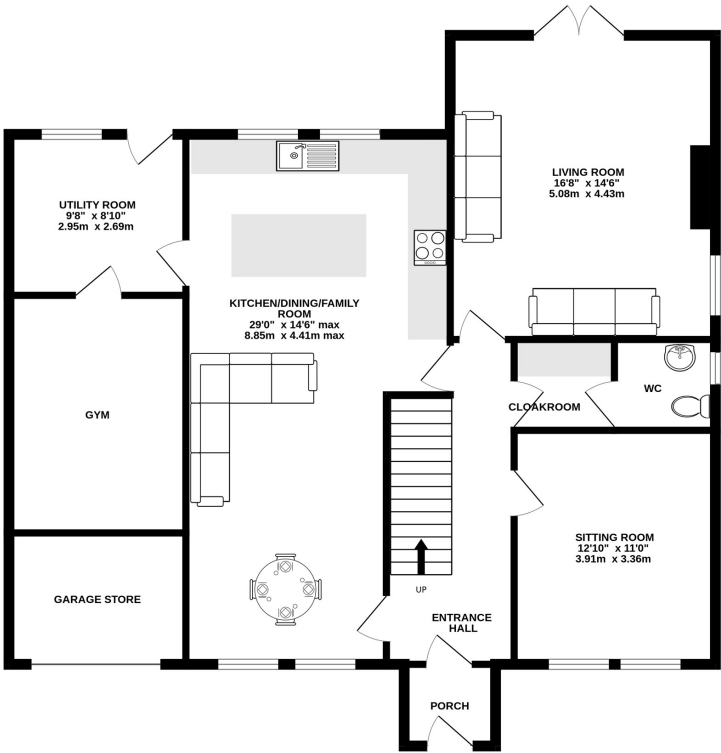
The property is not listed

DIRECTIONS

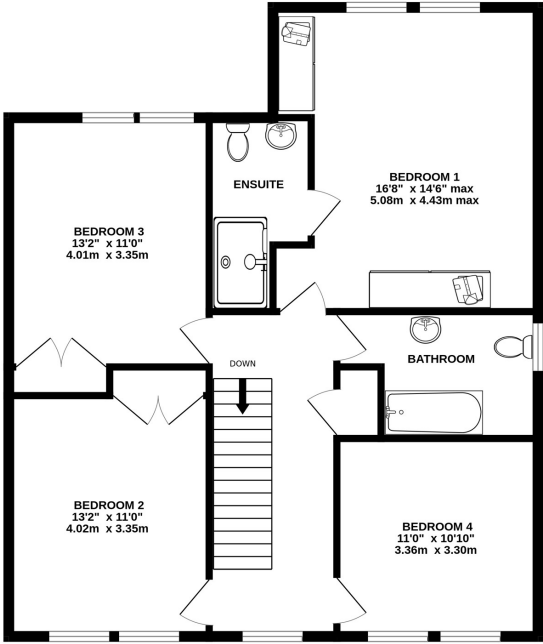
From Cockermouth take the A66 towards Workington and turn left for Brigham. Pass the church, follow the road round to the right and pass the village school, entering Broughton Cross. The property will be situated side-on and set back on the right hand side of the road



GROUND FLOOR
1219 sq.ft. (113.3 sq.m.) approx.



1ST FLOOR
912 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA : 2131 sq.ft. (197.9 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.
Made with Metropix ©2025

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		98
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			