

PFK

The Aspens, Brigham, Cockermouth CA13 0SY

Price Guide: £535,000





LOCATION

Situated within the popular village of Brigham, some two miles to the west of Cockermouth and offering easy access via the A66 to the western Lakes and west coast employment centres. Brigham benefits from an excellent primary school and falls within the catchment for the highly rated Cockermouth Secondary School. The market town of Cockermouth provides excellent amenities including varied shops, swimming pool, gymnasiums, two parks which both facilitate riverside walks, and thriving local restaurants and public houses.

PROPERTY DESCRIPTION

The Aspens is an exceptional family home boasting incredible proportions and superb styling, having recently undergone a full renovation to create a stunning four bedroom, four bathroom home with open plan living kitchen and incredible garden areas.

The accommodation has a light and airy feeling throughout, combined with a sociable, family oriented layout; the heart of the home is the beautiful and incredibly spacious living kitchen, with integral appliances, island unit, dining space for up to ten and comfortable living area with sliding doors to the garden creating a perfect entertaining area. The lounge provides a quiet space away from the main family area, flooded with natural light from the south facing garden doors and with a cosy wood burning stove. A utility room, downstairs cloak room, boot area and fourth double bedroom with en-suite shower room complete the ground floor.

To the first floor there are two large double bedrooms, one of which is en-suite, and a four piece family bathroom, whilst to the second floor, a study/home office and substantial principal suite with walk-in wardrobe, en-suite shower room and substantial under eaves storage areas, complete the accommodation.

Externally the property sits in a fantastic plot with off road parking for up to five cars, lawned gardens and integral double garage to the front, whilst to the rear is a completely private, south west facing garden which enjoys the sun all day, with patio areas, large lawns and pond. There is also the benefit of a useful, block built storage outbuilding which offers potential for conversion to a home office if required (subject to consents).

ACCOMMODATION

Entrance Hallway

Accessed via composite front entrance door with glazed side panels. Wooden internal door to Bedroom 4, double oak internal doors with glazed inserts to Living/Dining Kitchen and lockable door to integral garage and boot room. Attractive herringbone oak flooring - which continues into the living kitchen area and lounge.

Cloakroom/WC

Fitted with WC and wash hand basin in built in vanity unit.

Living/Dining Kitchen

5.81m x 7.83m (19' 1" x 25' 8") A substantial rear aspect room with spotlighting, triple sliding doors providing access to the rear garden and oak stairs up to first floor accommodation and down to the lounge on the lower ground floor.

Kitchen area comprises range of handleless, base and wall units plus pan drawer in a royal blue finish with white, Caesarstone counter top and upstands. A matching island unit with built in wine cooler provides informal dining space for three/four people. 15-bowl composite sink with drainage board and mixer tap, five-burner counter top mounted induction hob with extractor over and separate electric combination oven/grill/microwave and warming tray. Integrated dishwasher, fridge and freezer.

Living/Dining area has space for an eight to ten person dining table, wall mounted TV (with hardwiring available) and space for L-shaped sofa.

Wooden door to:-

Utility Room

5.85m x 1.75m (19' 2" x 5' 9") A dual aspect room fitted with range of white, wall and base units (one of which houses the gas combi boiler) with complementary wood effect work surface incorporating stainless steel sink/drainer unit with mixer tap. Space/power/plumbing for under counter washing machine and tumble dryer and external composite door with glazed inserts giving access to the side of the property.

Bedroom 4

5.04m x 3.50m (16' 6" x 11' 6") Accessed from the hallway. A light and airy, triple aspect, double bedroom with point for wall mounted TV.

En Suite Shower Room

1.69m x 1.58m (5' 7" x 5' 2") With vertical, anthracite heated towel rail and three piece suite comprising corner shower cubicle with mains powered shower, WC and wash hand basin in built in vanity unit.

LOWER GROUND FLOOR

Lounge

4.88m x 6.13m (16' 0" x 20' 1") Accessed via stairs from the living/dining kitchen. Oak and glazed internal door to a dual aspect lounge with triple sliding doors offering access to the rear garden. Spotlighting, hardwiring for TV/broadband and feature multi fuel stove set on black slate hearth.

FIRST FLOOR

Landing

With wooden internal doors, built in airing/cylinder cupboard, loft access (via hatch) and stairs to second floor.

Bedroom 2

4.87m x 4.48m (16' 0" x 14' 8") A spacious, light and airy, dual aspect bedroom with Velux skylights. Telephone point and wall mounted shelving.

En Suite Shower Room

1.07m x 3.47m (3' 6" x 11' 5") A front aspect room with Velux skylight, walk in shower cubicle with electric shower, WC and wash hand basin in vanity unit, and vertical heated towel rail.

Bedroom 3

3.80m x 4.84m (12' 6" x 15' 11") A substantial, rear aspect, double bedroom fitted with a range of wardrobes, storage units and desk. Under eaves storage and window seat.

Family Bathroom

3.47m x 2.55m (11' 5" x 8' 4") Fitted with four piece suite comprising contemporary roll top bath tub, shower cubicle with mains powered shower and handheld attachment, and WC and wash hand basin in high gloss vanity unit. Spotlighting and tiled splash backs.

SECOND FLOOR

Second Floor Landing

With spotlighting and wooden doors to both rooms.

Principal Bedroom Suite

5.74m x 7.57m (18' 10" x 24' 10") A superb, dual aspect, principal bedroom with spotlighting, hardwiring for wall mounted TV and fitted with a range of built in storage units including dressing area, walk in wardrobe and two under eaves storage areas.

En Suite Shower Room

2.49m x 3.00m (8' 2" x 9' 10") Fitted with double, walk in shower cubicle with mains powered shower, raindrop showerhead and handheld attachment, and WC and wash hand basin in built in vanity unit. Tiled splash backs and vertical, anthracite, heated towel rail.

Study/Home Office

1.90m x 2.81m (6' 3" x 9' 3") A front aspect room, currently being utilised as an office. Telephone/Broadband point - this then splits to a wired network off the router to provide broadband connections for the main lounge, kitchen diner and main bedroom enabling TVs in those rooms to be hardwired into the network.

EXTERNALLY

Private Driveway Parking

A block paved driveway to the front of the property provides generous off road parking for four/five cars and leads to:-

Integral Double Garage

4.84m x 5.75m (15' 11" x 18' 10") With electric up and over door, power, light and space/power point for freestanding American style fridge freezer.

Gardens

Raised lawns with mature flower borders flank the driveway to the front with gated access via both sides of the house to a fantastic, south facing, rear garden. This is immensely privately, with high, secure boundary fencing, large patio area, two lawns and raised flower beds.

Outbuilding

There is a block built outbuilding situated to the rear. This has power and lighting and offers potential for conversion to a home office etc (subject to consents).

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; 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 F

Viewing: Through our Cokermonth office, 01900 826205.

Directions: From Cokermonth proceed to the A66 roundabout at the Premier Inn and turn right towards Workington. Take the first left hand turning and continue into Brigham village, where the property can be found on the left hand side.



