



12 THE NOOK | GREAT BROUGHTON | COCKERMOUTH | CA13 0XD

PRICE £140,000





## SUMMARY

This attractive end terrace cottage sits in a wonderful position on the edge of the village with allotments to the side and far reaching views over the valley to the Lakeland fells. The property has undergone a program of works to improve its energy efficiency including external cladding to all elevations and a series of solar panels and battery banks making this a rather unique purchase. Internally the property includes a living room, generous kitchen/dining room, rear porch and store with solar control units, two first floor double bedrooms and a first floor bathroom. There is an enclosed garden with lawn and patio to the front where the views can be appreciated and there is residents parking available at the front too. A really great option and one to attract plenty of interest!

EPC band E (Prior to improvements)



## GROUND FLOOR ENTRANCE

A part glazed PVC front door leads into living room

## LIVING ROOM

A double aspect room with double glazed windows to front and side, double radiator, multi fuel stove with tiled hearth, opening into kitchen

## KITCHEN/DINING ROOM

Double glazed window to rear, fitted base units with work surfaces, single drainer sink unit with tiled splashbacks, electric cooker with extractor over, space for washing machine, corner mounted multi fuel stove on hearth, under stairs cupboard, storage cupboard, space for table and chairs, double radiator, wood style flooring, stairs to first floor, door to rear porch

## REAR PORCH

Wall mounted inverter and control unit for solar system, door to rear, doorway into store room

## FIRST FLOOR LANDING

Doors to rooms, double glazed window to side with a fantastic view to the fells

## BEDROOM 1

Double glazed window to rear, radiator, equipment for heating system to one corner



## BEDROOM 2

Double glazed window to front, two built in wardrobes, double radiator

## BATHROOM

Double glazed window to side, panel bath with electric shower unit and screen, pedestal hand wash basin, low level WC. radiator, tiled walls

## EXTERNALLY

The main garden area lies to the front of the house with lawn and paved patio plus path to front door. At the rear there is an access path which leads out onto the 'Green lane' at the side plus the neighbouring allotments. There is residents parking available at the front of the terrace.

## 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](mailto:cockermouth@lillingtons-estates.co.uk)

Council Tax Band: A

Tenure: Freehold

Services: Mains water and electric are connected, mains drainage, solar installation for electric with battery storage

Fixtures & Fittings: Carpets, cooker and extractor

Broadband type & speed: Standard 3Mbps / Superfast 80Mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

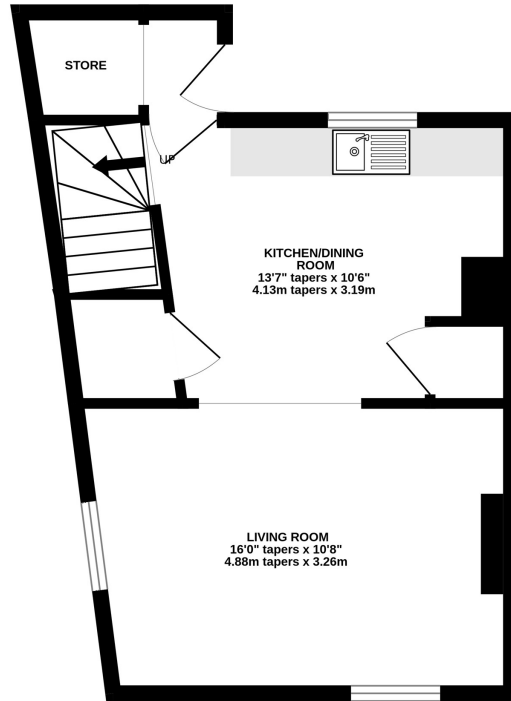
The property is not listed

## DIRECTIONS

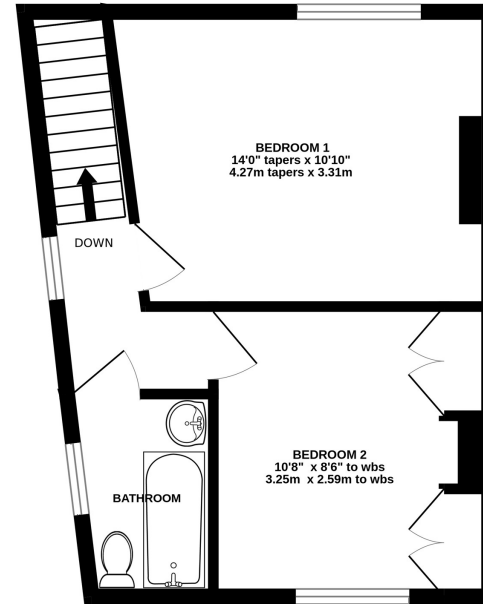
From Cockermouth take the A66 towards Workington and turn right over the river bridge posted to Great Broughton. Carry on uphill and bear left into the village. Pass the shop on the left and take a small left lane into The Nook. The property is located in the small terrace of three homes in the top right hand corner.



GROUND FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 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.  
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[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

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| Energy Efficiency Rating                    |          | Current   | Potential |
|---|----------|-----------|-----------|
| Very energy efficient - lower running costs |          |           |           |
| (92+)                                       | <b>A</b> |           |           |
| (81-91)                                     | <b>B</b> |           |           |
| (69-80)                                     | <b>C</b> |           | <b>77</b> |
| (55-68)                                     | <b>D</b> |           |           |
| (39-54)                                     | <b>E</b> | <b>49</b> |           |
| (21-38)                                     | <b>F</b> |           |           |
| (1-20)                                      | <b>G</b> |           |           |
| Not energy efficient - higher running costs |          |           |           |
| England, Scotland & Wales                   |          |           |           |