



89 HIGH BRIGHAM | BRIGHAM | COCKERMOUTH | CUMBRIA | CA13 0TJ

PRICE £150,000







## SUMMARY

Centrally located within the pretty village of Brigham, just outside Cockermouth, this double fronted period cottage will make a fantastic home once renovated. Perfect for the seasoned restorer or builder, the property ticks a lot of boxes and includes a double aspect living room and separate sitting room, a large kitchen/dining room, three first floor double bedrooms plus an en-suite shower and first floor family bathroom. To the side is a garage type store with access from the road and to the rear there is an enclosed courtyard garden. In addition the property owns a separate garden area approximately 100m down the road which is enclosed and includes lawn and fruit trees. Desperate to take on a project? Then get a viewing booked...

EPC band D

## GROUND FLOOR

### ENTRANCE HALL

A front door leads into hall with doors to both reception rooms and stairs to first floor

### LIVING ROOM

Windows to front and rear, door into kitchen lobby

### SITTING ROOM

Window to front, fireplace, door into kitchen lobby with under stairs cupboard

### KITCHEN/DINING ROOM

A generous room with fitted cupboards and worktops, sink unit, space for cooker and other appliances, chimney breast feature, window to side, door into a rear enclosed porch with door to courtyard garden

## FIRST FLOOR

### LANDING

A split level landing with two windows to rear and doors to all rooms

### BEDROOM 1

Two windows to side, door to walk-in wardrobe further door into en-suite

### EN-SUITE SHOWER ROOM

Recessed shower cubicle hand wash basin and low level WC.

### BEDROOM 2

Window to front, fireplace, cupboard over stairs

### BEDROOM 3

Window to front, two sets of built in wardrobes

## BATHROOM

Window to front, built in linen cupboard, panel bath, hand wash basin, low level WC.



## EXTERNALLY

To the front of the property is a low maintenance garden with a gated path leading to front door. Access door into garage store from the street. To the rear there is an enclosed courtyard garden. the property also owns a separate triangular area of garden approximately 100m along the road which is laid to lawn with a number of fruit trees and with a double width gated entrance. Please note there is no private access from the house to this separate garden area.

## 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: C

Tenure: House and separate garden are both Freehold

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

Fixtures & Fittings: None

Broadband type & speeds available: Standard 5Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates EE and 3 have good service outside but variable signal indoors.

Vodafone and O2 have variable signal outside and none indoors.

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

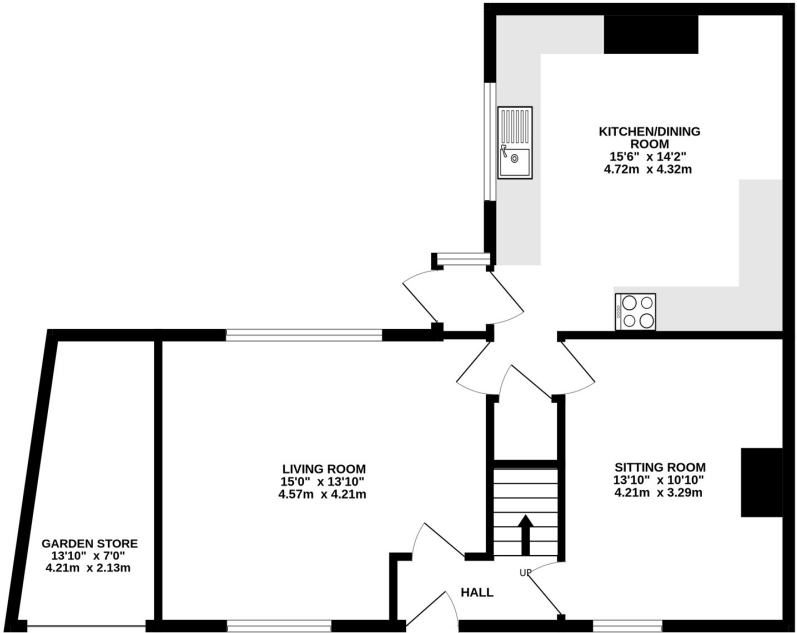
From Cockermouth take the A66 towards Workington and turn left to Brigham, passing the church. Once round the sharp right hand bend turn left uphill into Brigham on Stan Lonning and at the T-junction turn right. The separate garden lies to the left by a fork in the road and to get to the house continue to follow high Brigham and it will be located on the left after approximately 100m



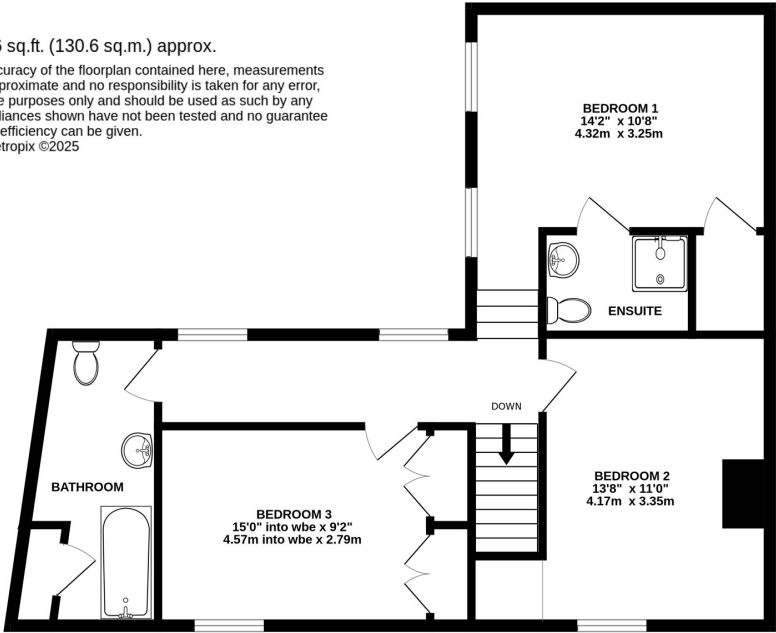




GROUND FLOOR  
710 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR  
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 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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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	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	55	73
EU Directive 2002/91/EC		