

PKK

East Elms Farm, Moor Road, Great Broughton, Cockermouth CA13 0YT

Guide Price: £450,000





LOCATION

Enjoying a central position within this well serviced and popular village with a primary school which feeds into Cockermouth Secondary, public houses and shop. Easy access to Cockermouth, the west coast and Lake District National Park.

PROPERTY DESCRIPTION

East Elms Farm is something truly special, a four bed former farmhouse which offers well appointed, spacious accommodation with multiple reception rooms, a wealth of character and charm, and a fantastic location within the popular village of Great Broughton.

With accommodation comprising formal lounge with multi fuel stove, second reception room with dining area for 10-12 people, contemporary farmhouse kitchen with solid oak cabinets and utility room to the ground floor. To the first floor, there are four well proportioned double bedrooms, modern family bathroom with freestanding bath and shower, a further bathroom with shower over bath, and an office room.

Externally there is a front courtyard garden, and to the rear offroad parking for three cars and 7 storage outbuildings, private suntrap courtyard garden and an elevated lawned garden with vegetable beds and a substantial decked area providing stunning panoramic views towards the Lake District fells.

Period homes don't come much better than this, so an early inspection is a must to appreciate all it has to offer!

ACCOMMODATION

Entrance Hall

Accessed via a composite door. Stairs to the first floor with understairs storage cupboard, decorative coving, ceiling rose and pendant lighting, part glazed doors giving access to all ground floor rooms.

Lounge

4.49m x 6.07m (14' 9" x 19' 11") A light and airy, side aspect room with twin UPVC sliding sash windows. High ceilinged with decorative coving and picture rail, ceiling rose with pendant lighting, wood burning stove in a black granite hearth with limestone surround, TV and Sky points.

Second Reception Room

4.59m x 5.17m (15' 1" x 17' 0") A front aspect, character filled room with exposed beams and recessed gas stove on a stone hearth with oak mantel and alcove seating. Built in storage shelving, wall mounted lighting and a feature archway providing open access to the dining room/music room.

Dining Room/Music Room

3.54m x 4.90m (11' 7" x 16' 1") A front aspect room with exposed beams, pendant style lighting and spotlighting, space for a twelve to fourteen person dining table and door to rear hallway.

Dining Kitchen

4.54m x 6.52m (14' 11" x 21' 5") A delightful dual aspect room, fitted with a range of oak wall and base units with complementary light granite effect work surfacing and splashbacks, incorporating twin bowl sink and drainer unit with mixer tap. Point for freestanding gas range with twin electric ovens and grill, black aluminium splashback and black extractor fan over, space for freestanding and under counter fridge freezer, space for a six person dining table. Wine rack, breakfast bar dining for four, TV point and part glazed door into the rear hallway.

Rear Hallway

With stairs leading to the first floor, wall mounted central heating boiler and UPVC door leading out to the rear garden.

Utility Room

2.32m x 2.51m (7' 7" x 8' 3") A rear aspect room fitted with a range of wall units in a white finish with complementary grey granite effect work surfacing and tiled splashbacks. Plumbing for under counter washer and dryer, WC, wash hand basin and tiled flooring.

FIRST FLOOR LANDING

Half landing with arched window and feature surround. The main landing has high ceilings, loft access hatch and doors giving access to all first floor rooms.

Bedroom 1

4.54m x 6.12m (14' 11" x 20' 1") A fantastic, high ceilinged double bedroom with decorative coving and TV point.

Bedroom 2

4.62m x 4.74m (max) (15' 2" x 15' 7") A side aspect, large double bedroom.

Family Bathroom

4.57m x 2.44m (15' 0" x 8' 0") Fitted with a four piece suite comprising wash hand basin in built in vanity unit, WC, freestanding contemporary roll top bath and shower cubicle with mains shower and additional hand held attachment. Built in shelved storage cupboard housing the hot water cylinder, part tiled walls, further built in storage cabinet, vertical radiator and obscured rear aspect window.

Bedroom 3

4.62m x 4.80m (15' 2" x 15' 9") A light and airy, high ceilinged front aspect room with twin sliding sash windows, storage alcove with shelving and a small loft hatch.

Rear Hallway/Landing

Stairs down to the ground floor and doors to remaining first floor rooms.

Bedroom 4

3.83m x 5.17m (12' 7" x 17' 0") A high ceilinged, front aspect large double bedroom.

Office

2.44m x 2.30m (8' 0" x 7' 7") A rear aspect room with wall mounted shelving.

Bathroom 2

1.94m x 2.66m (6' 4" x 8' 9") A rear aspect room, fitted with a three piece suite comprising bath with tap connected shower over, WC and wash hand basin, part tiled walls and laminate flooring.

EXTERNALLY

Gardens and Parking

The front of the property is accessed via a gated entrance which leads to a decorative chipped, easy to maintain courtyard with mature shrubbery. The rear is accessed via an adjacent lane to the side which has a right of access over the area, to the block paved parking area for two to three cars and an enclosed, west facing courtyard garden with mature shrubbery.

The property also benefits from seven outside stores with a right of access to them, and a paved pathway which leads behind the stores to the remainder of the garden. The remaining garden area is lawned with mature trees, shrubbery and vegetable beds, together with a raised seating area which offers stunning panoramic views over the rooftops of the village towards the Lake District fells.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is D.

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 2023 was £222.00; 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

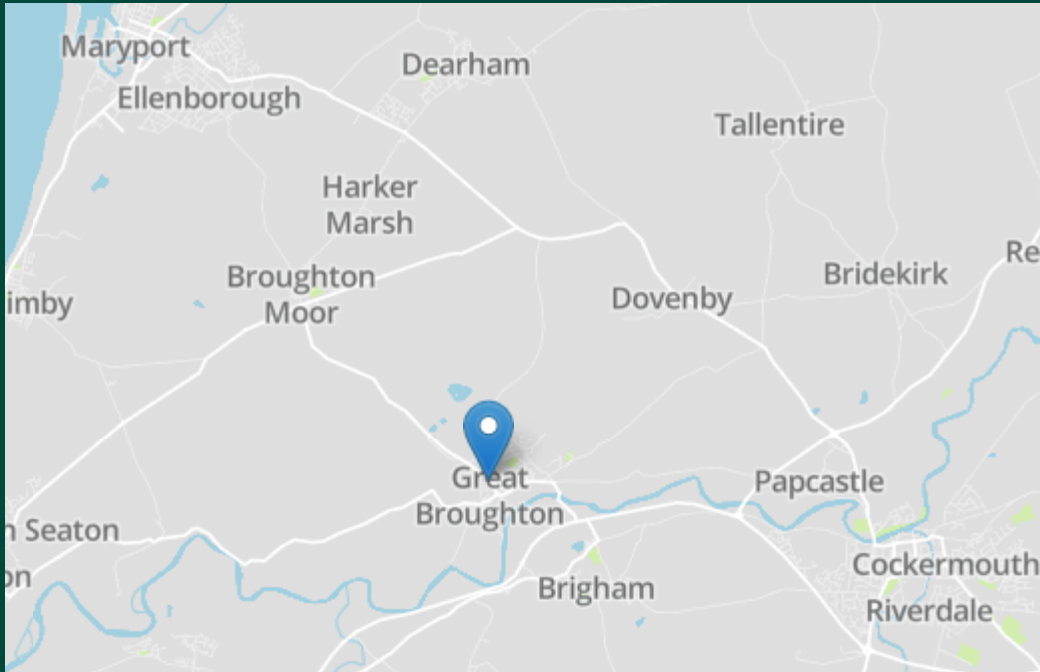
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Cocker mouth office, 01900 826205.

Directions: From Cocker mouth proceed west along the A66 to the staggered Brigham/Great Broughton junction and turn right, follow the road over the river and up into the village. Head through the village and where the road bends round to the right with a left fork signposted for Camerton, the house can be found directly ahead, on the corner.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

East Elms Farm

Ground Floor
Approximate Floor Area
(1135.84 sq. m)

First Floor
Approximate Floor Area
(1135.84 sq. m)

Approx. Gross Internal Floor Area 2916 sq. ft / 271.08 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.