



HOMESTEAD HOUSE | LOW ROAD | BRIGHAM | COCKERMOUTH | CUMBRIA | CA13 0XH

PRICE £325,000





## SUMMARY

Homestead House presents a rare opportunity to acquire a substantial period residence in a handy setting, close to Cockermouth, which requires modernisation but will repay a person who is willing to put some time, effort and money into it. There are plenty of character features here, plus plenty of outside space too and the extensive accommodation itself is set over three floors. The property includes a substantial living/dining room, a family room, snug, sun room, kitchen/breakfast room and utility room. Also to the ground floor there are two WC's, a boiler room plus stairs leading down to a cellar. To the first floor there are four large bedrooms, plus a family bathroom and a separate shower room. To the top floor is a 5th bedroom. The gardens to the rear are mature and generous in size, including patio terrace, ball games area, garden store and lawn.

EPC band TBC

## GROUND FLOOR ENTRANCE HALL

A part glazed front door leads into entrance hall with panelled doors leading to main reception rooms, stairs rising to first floor landing, walk-in storage cupboard, double radiator, velux window to rear, coved ceiling

## LIVING/DINING ROOM

A generous and characterful room, formally two separate reception rooms and now with four sash windows to front, multi fuel stove in attractive surround and hearth, two double radiators, wood block flooring, coved ceiling, two ceiling roses

## FAMILY ROOM

Part glazed French doors lead to sunroom, coved ceiling, radiator, two recessed display niches, wood block flooring

## SUN ROOM

Double glazed French doors lead to rear garden with double glazed windows to either side, two further double glazed windows to side elevation, polycarbonate roof, double radiator, ornamental fireplace with electric stove effect fire, wood block flooring

## GROUND FLOOR WC

Pedestal hand wash basin and low level WC, towel rail/radiator unit, fuse box cupboard, tiling to walls and flooring

## KITCHEN/BREAKFAST ROOM

A generous room fitted with a range of wood fronted base and eye level units including granite worktops and breakfast bar. Space for 900 mm range style cooker, space for dishwasher and American style fridge freezer, corner mounted twin bowl sink unit, vertical radiator, tiled floor and tiled splashback, coved ceiling and ceiling rose. Part glazed door leads to rear hallway.

## REAR HALLWAY

Doors lead to further ground floor rooms, with a set of steps leading down to cellar, walk in boiler room with wall mounted Combi boiler, double glazed door to rear garden, two double radiators

## SNUG

Double glazed window to side, double radiator, wood style flooring

## UTILITY ROOM

Part glazed stable door to garden, cupboards and work surfaces, sink unit with cupboards under, space for washing machine and tumble dryer, single radiator

## ADDITIONAL WC

Double glazed window to rear, low level WC, corner mounted hand wash basin, extractor fan

## CELLAR

An area for general storage with a sump pump to remove any water ingress during periods of heavy rain.

## FIRST FLOOR LANDING

A generous landing area with panel doors leading to all rooms, sash window side, radiator, coved ceiling, door to stairs which lead up to bedroom five, double glazed window to the rear, under stairs storage cupboard



## BEDROOM 1

Two sash windows to front, hand wash basin in vanity style unit, double radiator, coved ceiling, wood style flooring

## BEDROOM 2

Two sash windows to front, double radiator, fireplace surround and hearth, coved ceiling, built-in wardrobes

## BEDROOM 3

Double glazed window to rear, double radiator

## BEDROOM 4

Double glazed window to rear, radiator, built-in storage cupboard, coved ceiling

## BATHROOM

Fitted with panel bath and shower attachment, separate shower cubicle with electric shower unit, pedestal hand wash basin, low-level WC, extractor fan, tiling to all walls and floor, towel rail/radiator unit

## SHOWER ROOM

Double glazed window to rear, shower cubicle with electric shower unit, extractor fan, hand wash basin, tiling to walls and floor

## SECOND FLOOR BEDROOM 5

Double glazed dormer window to rear, double radiator, built-in wardrobe, access door to eaves storage

## EXTERNALLY

The property benefits from a generous mature garden which includes a Flagstone style patio and dining area, an area for drying line, a side access path and gate leading to road at the front. There is an area of grass used for sports with twin gated rear access and a raised garden area also laid to lawn with access to a storage shed. Parking is available on the road at the front and also via a 'no through road' at the rear which accesses the gates into rear garden.

## 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: Freehold

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

Fixtures & Fittings: Carpets, cooker

Broadband type & speeds available: Standard 4Mbps / Superfast 55Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates EE has good signal in and out. O2 has good service outside and limited signal indoors. Vodafone and 3 have good signal outside and variable service indoors.

Planning permission passed in the immediate area: None known

The property is not listed

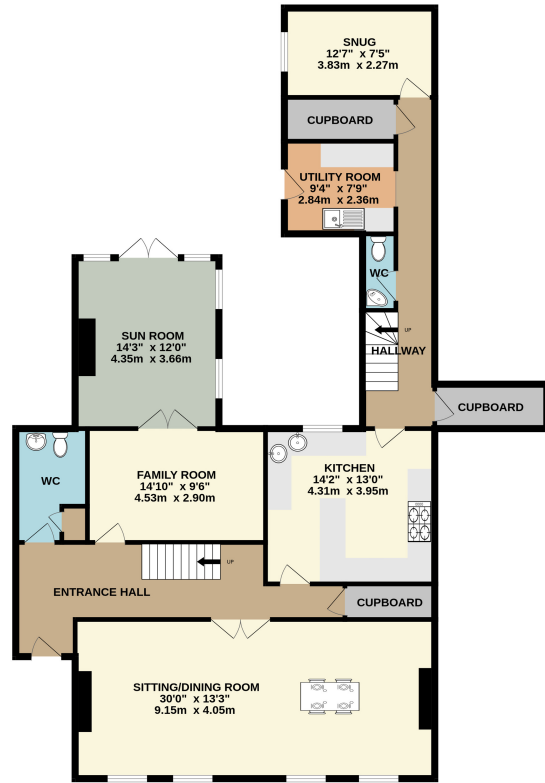
## DIRECTIONS

From Cockermouth head west on the A66 towards Workington and take the left turn to Brigham. Pass the church and at the right hand bend in the road, turn left into a no through road. The property will be located on the right hand side.

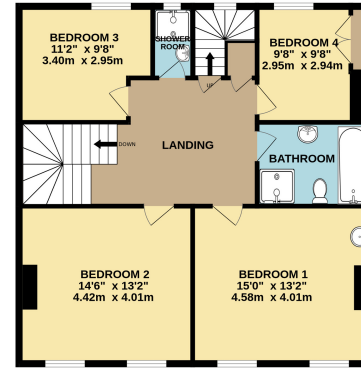
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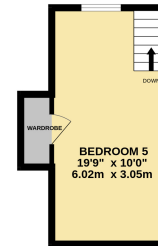
GROUND FLOOR  
1495 sq.ft. (138.9 sq.m.) approx.



1ST FLOOR  
895 sq.ft. (82.7 sq.m.) approx.



2ND FLOOR  
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 2573 sq.ft. (239.0 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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