



HILL HOUSE | LITTLE BROUGHTON | COCKERMOUTH | CUMBRIA | CA13 0XZ

PRICE £190,000







## SUMMARY

Perfect as a first home or for those considering downsizing, this property offers a number of flexible living areas making it a very versatile option. Finished in a modern style but keeping features including exposed beams and a wood burning stove, the house is ready to move straight into. It includes a generous double aspect stylish kitchen, a double aspect living room with stove, a spacious separate dining room and a lovely garden room with patio doors. Also, to the ground floor there is a useful utility room and a WC. To the first floor there are two double bedrooms, one with deep fitted wardrobes, a very useful box room for storage and a stylish modern bathroom with bath plus separate shower enclosure. Outside there is an inset parking area and a low maintenance garden area with paved patio and an area laid to gravel. Whether it's your first home or you're downsizing, it's clear this place has a lot to offer!

EPC band E

## GROUND FLOOR ENTRANCE

A part double glazed composite door leads into kitchen.

## KITCHEN

A spacious double aspect room fitted with Shaker style base and wall mounted units with wood effect worktops, single drainer sink unit, 900mm range style cooker with extractor, tiled splashbacks, integrated dishwasher, space for fridge/freezer, double glazed windows to front and side, double radiator, wall mounted combi boiler in cupboard unit, tile effect flooring, access to loft storage space, stylish part glazed door to living room

## LIVING ROOM

Another double aspect room with double glazed windows to side and rear, wood-burning stove inset into chimney with hearth, double radiator, exposed beams. Opening into dining room, door leading to inner hall

## DINING ROOM

A generous room with double glazed window to side, stairs to first floor, space for table and chairs, double radiator, part glazed door into sun room

## SUN ROOM

Double glazed sliding patio doors to front into garden, electric panel heater

## INNER HALL

Recess for coat hooks, doors to utility and WC

## UTILITY ROOM

Double glazed window to rear, cupboards and work surfaces, single drainer sink unit, space for washing machine and tumble dryer, double radiator, extractor fan, tiled flooring

## GROUND FLOOR WC

Low level WC. Pedestal hand wash basin, extractor fan, electric towel rail, tiled floor, half tiled walls

## FIRST FLOOR LANDING

Doors to all rooms, exposed ceiling beams



## BEDROOM 1

Double glazed window to rear, double radiator, exposed beams, built in wardrobes with sliding doors

## BEDROOM 2

A double aspect room with double glazed windows to front and rear, double radiator, exposed beams

## STORE ROOM

A walk-in store room, accessed from the landing with spot lighting and exposed beam

## BATHROOM

Fitted in a stylish suite to include a double width shower enclosure with electric shower unit, panel bath with display niches in side wall for bath products, pedestal hand wash basin, low level WC. Double glazed window to front, double radiator, tiled walls and flooring, electric towel rail.

## EXTERNALLY

The property benefits from a raised, open garden area with steps up from the road at one side. It includes a paved patio area with access to front door plus a large area of gravel to the front of the sun room. A step down leads to an inset parking area for one vehicle.

## 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: B

Tenure: Freehold

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

Fixtures & Fittings: Carpets, 900mm range cooker and extractor, integrated dishwasher

Broadband type & speeds available: Standard 4Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 25' indicates Vodafone has only variable service outside and none indoors. O2 has good signal outdoors but limited inside. The others have good signal outside and variable indoors.

Planning permission passed in the immediate area: None known

The property is not listed

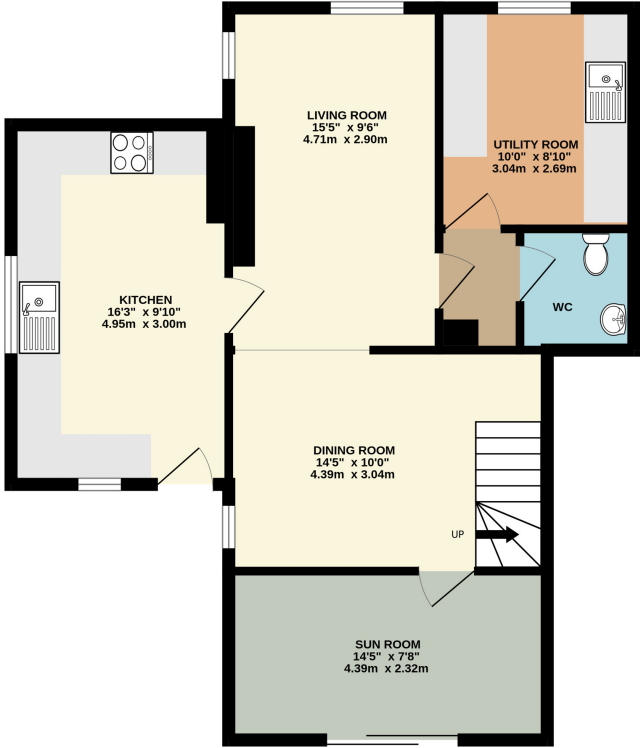
## DIRECTIONS

From Cockermouth take the A66 towards Workington and turn right over the river bridge to Great Broughton. Follow the road uphill to a sharp right bend, ignoring the turn to Main Street, Gt Broughton and instead following the road uphill into Little Broughton. Continue round a left hand bend, then The Green on the right hand side. The property will then be located on the right hand side before leaving the village.

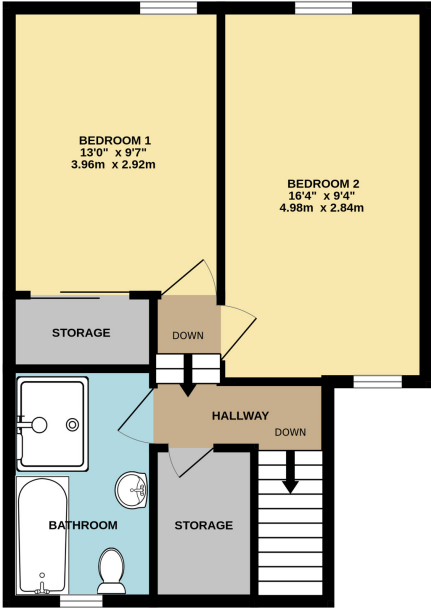




GROUND FLOOR  
685 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	53	78
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		