

# PFK

Ivy Cottage, 120 High Brigham, Brigham, Cockermouth CA13 0TJ

Guide Price: £399,950





## LOCATION

Situated in the popular village of High Brigham, in a quiet location just off the main street. Brigham lies some 2 miles to the south of Cockermouth and is only a 5 minute drive away from the town's major shops and services. The village has a highly rated primary school and provides easy access via the A66 to the employment centres of the west coast and the western Lake District National Park.

## PROPERTY DESCRIPTION

Dating back to the 18th century where it formed one of the bailiffs cottages for the local mansion house, and enjoying an abundance of beautiful, period details, Ivy Cottage is a delightful four bed, two reception, two bathroom family home, tucked quietly away in the heart of the popular village of Brigham.

Having undergone a sympathetic programme of renovation, enhancing the characterful nature of the home and it's warm and welcoming environment, it is now ready to move straight into and enjoy.

The accommodation comprises cosy sitting room with Clearview wood burning stove, dining kitchen with solid wood kitchen units and custom built storage cabinetry, as well as dining space for up to 10, 4th bedroom with ensuite shower room, four piece family bathroom with large walk in shower, and a storage cellar to the ground floor. To the first floor there is a superb living room, filled with natural light which radiates over the vaulted ceiling, exposed beams and stone detailing on the fire place- this is a fantastic room for family time, three further bedrooms complete the first floor.

Externally there is off road parking for three cars, and a sun trap rear garden offering immense privacy with lawn and patio seating areas, a wide variety of colorful perennials, borders and mature shrubbery, and two outside storage buildings.

Homes of this quality don't hang around, so book an early appointment to appreciate all that Ivy Cottage has to offer.

## ACCOMMODATION

### Entrance Porch

Accessed via composite front door with glazed insert. With stone flooring and oak door with glazed insert over leading to the hallway.

### Hallway

With exposed beams, stairs to first floor with built in understairs storage cupboard/cellar, exposed oak floorboards and slate tiled flooring, oak doors leading to ground floor rooms.

### Sitting Room

3.52m x 4.59m (11' 7" x 15' 1") A dual aspect reception room with exposed oak beam, Clearview wood burning stove on a dark slate hearth with wood mantel, TV point, exposed wood flooring and door to dining kitchen.

### Dining Kitchen

6.46m x 4.49m (21' 2" x 14' 9") A rear aspect room with UPVC door giving access to the rear garden. The kitchen is fitted with a range of base units in a hand painted shaker style finish, with complementary wood work surfacing, incorporating Belfast sink and drainer unit with mixer tap. Point for freestanding gas range with slate tiled splashback and extractor over, space for fridge freezer, plumbing for under counter washing machine and dishwasher. Custom, built in storage cabinetry in combination with original hand built wood units, wall mounted shelving and space for an eight to ten person dining table. Oak beams and lintels, stone window sills, spotlighting and tiled flooring.

### Bedroom 4

3.27m x 5.04m (10' 9" x 16' 6") A front aspect double bedroom with window seat, exposed beams and feature stone detailed wall, wall mounted shelving and feature fireplace with built in storage.

### Ensuite Shower Room

Fitted with three piece suite comprising corner, quadrant shower cubicle with mains shower, WC and wash hand basin, part wood panelled walls, Victorian style cast iron heated towel rail and exposed wood floorboards.

### Family Bathroom

3.28m x 1.88m (10' 9" x 6' 2") Fitted with four piece suite comprising walk in shower cubicle with mains shower and additional hand held shower attachment, bath with tap connected, hand held shower attachment, WC and wash hand basin. Part tiled walls, exposed wood beams and lintel, vertical heated towel rail, spotlighting, tiled flooring and rear aspect window.

## FIRST FLOOR LANDING

Half landing with window overlooking the garden and built in, wall mounted cupboard housing the fuse board. The landing has exposed oak beams and doors leading to all rooms.

### Lounge

4.57m x 4.99m (15' 0" x 16' 4") A dual aspect, light and airy room with high vaulted ceiling and exposed cruk beams, TV point, spotlighting and Velux skylight, exposed stone fire place and chimney breast with Clearview woodburning stove.

### Bedroom 1

3.34m x 4.68m (10' 11" x 15' 4") Front aspect, large double bedroom with exposed stone window lintel, loft hatch and exposed oak beam.

### Bedroom 2

3.55m x 3.39m (11' 8" x 11' 1") A rear aspect double bedroom with exposed oak beams and wood flooring, Velux skylight, built in wardrobe and under eaves storage cupboard.

## Bedroom 3

3.36m x 1.94m (11' 0" x 6' 4") A rear aspect room with Velux skylight, exposed oak beams and stone wall detailing and built in wardrobes.

### EXTERNALLY

## Gardens and Parking

To the front of the property, there is a gravelled parking area with parking for three cars and gated access to the right hand side which leads to the rear. The substantial and private rear garden is a complete suntrap, with a decorative chipped area and three patio areas, water tap, two external storage rooms, lawn and raised borders with a wide variety of mature trees, shrubbery and perennials.

### ADDITIONAL INFORMATION

## External Photos

Please note that the external image showing on the brochure was taken during the summer months.

## 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 Cockermouth office, 01900 826205.

Directions: From Cockermouth take the A66 in a westerly direction and after approx. 2 miles turn left signposted for Brigham. Follow the road to the right and immediately take the next left turning. At the T junction turn right and at the fork in the road take the right hand fork. Then take the first right and the property can be found on the left.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	59	
(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	