

PKK

Orchard Lodge, Broughton Cross, Cockermouth, Cumbria CA13 0TX

Guide Price: £450,000





PFK

LOCATION

Broughton Cross is a conveniently located village just off the A66 some 3 miles from Cockermouth, within catchment for both St Bridget's CoFE Primary School in Brigham and Cockermouth Secondary School. Its position provides excellent transport links to both the west coast employment centres and Carlisle, both of which are within commutable distance, and the delights of the Lake District National Park are within easy reach.

PROPERTY DESCRIPTION

This exceptional four-bedroom home, uniquely self-designed by an award-winning architect and inspired by Northern European styles, offers charming and meticulously maintained accommodation. Thoughtfully fitted to preserve its original character, the property sits on a private road in an elevated position at the edge of Broughton Cross, with stunning views stretching across to Moota. An added bonus: the property is being sold with no onward chain.

Step into this expansive, single-story home, offering 1,521 square feet of thoughtfully designed living space which has a beautiful flow throughout. The residence boasts four bedrooms, perfect for accommodating a family, along with two full bathrooms equipped with modern fixtures, including both a shower and bath. The floor plan is smartly laid out to include three additional versatile rooms that can be tailored to suit your lifestyle needs. The generous kitchen, complete with a stove, opens into a dining room with access to a rear balcony. The common area includes a spacious living room, ideal for gatherings, and offers stunning views. This property epitomizes comfortable, roomy one-floor living, creating warm, inviting, family and entertaining space.

The exterior of this property is equally captivating, featuring a private driveway leading to a detached single garage. The gardens that encircle the home are a true highlight, offering a lush lawn, a charming patio, and inviting decked areas. Mature shrubs and vibrant perennials frame these outdoor spaces, creating a beautiful oasis where you can unwind and enjoy the stunning views of the surrounding countryside. Whether you're savoring a morning coffee on the patio or hosting a summer barbecue on the deck, this outdoor retreat offers the perfect blend of beauty and tranquility.

ACCOMMODATION

Entrance Hallway

3.15m x 2.58m (10' 4" x 8' 6") Accessed via double wooden doors, tiled floor and steps up to further hallway.

Kitchen

6.30m x 2.78m (20' 8" x 9' 1") A range of matching base units in neutral colours with contrasting stone effect worktop, composite sink and drainer with stainless steel mixer tap, two windows to side aspect with views over the fields, window and door to rear aspect, Rangemaster cooker with extractor above, integrated fridge freezer, two feature archways looking into the dining room and space for a dining table.

Dining Room

3.64m x 2.74m (11' 11" x 9' 0") Accessed by double wooden doors, space for a six seater dining table and double glass doors lead to the rear patio area with lovely views over open countryside. This room could also be used as a further reception room.

Living Room

4.45m x 5.97m (14' 7" x 19' 7") A large light room with dual aspect windows providing lovely scenic views over open countryside, feature gas fireplace set on stone hearth with stone surround and wooden mantle.

Hallway

6.68m x 1.73m (21' 11" x 5' 8") Window to front aspect and large storage cupboard.

Bedroom 1

2.32m x 4.47m (7' 7" x 14' 8") Window to rear aspect.

Bathroom

2.18m x 4.45m (7' 2" x 14' 7") Obscured window to rear aspect, WC, sunken bath, wash hand basin, enclosed shower, spotlighting, large airing cupboard and base units with worktop.

Bedroom 2

2.92m x 2.86m (9' 7" x 9' 5") Window to front aspect.

Bedroom 3

3.17m x 3.85m (10' 5" x 12' 8") Window to front aspect.

Master Bedroom

3.91m x 4.44m (12' 10" x 14' 7") Window to rear aspect.

En-Suite

2.18m x 2.56m (7' 2" x 8' 5") Obscured window to rear aspect, corner bath, WC and wash hand basin set in large vanity unit.

EXTERNALLY

Gardens and Parking

The property benefits from gated driveway parking for multiple vehicles as well as a detached garage. The gardens that encircle the home are a true highlight, to the front is a large lawn with shilled border and paved pathway around the whole property. To the rear of the property is a paved patio, perfect for outdoor dining or to sit and enjoy the stunning views of the surrounding countryside. The side garden is extensive and is mainly laid to lawn with mature shrubs and vibrant perennial borders creating a beautiful private space to unwind. There is a further back garden with mature shrub and mature hydrangea bushes.

Garage

A detached single garage with up and over door.

ADDITIONAL INFORMATION

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; Emma Harrison Financial Services – 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 electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cokermonth office, 01900 826205.

Directions: The property is located at the end of a dead-end road near the primary school. Alternatively, you can use the what3words location [///cheeks.gullible.genius](https://www.what3words.com/?q=cheeks.gullible.genius)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		



Approximate total area⁽¹⁾

1,494.78 sq ft
138.87 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS PAS 3C standard.

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