



64 MAIN STREET | GREAT BROUGHTON | COCKERMOUTH | CUMBRIA | CA13 0YL

PRICE £160,000





SUMMARY

This super double-fronted cottage has been lovingly cared for by the current owner and is offered in immaculate order. Tucked away down a narrow side lane off Main Street & well located for the shop, school and pub, the property enjoys a good degree of privacy and benefits from an allocated parking space at the front, an allotment style garden located opposite the house, an enclosed front garden plus use of a shared rear courtyard where there is a useful outhouse. The accommodation is inviting and well presented, including an open plan living/dining room with multi fuel stove, a useful ground floor WC plus a modern fitted kitchen. To the first floor there are two elegant double bedrooms plus a modern first floor bathroom. Whether this is your first home, second home or a holiday home, this place must be on your viewing list!

EPC band E

GROUND FLOOR ENTRANCE

A composite front door leads into living/dining room

LIVING AREA

Part of an open plan room with double glazed window to front and fitted window seat, multi fuel stove inset into chimney breast, with slate hearth and wooden lintel, recessed cupboard for electric meter, stairs rise to first floor landing, double radiator, inset ceiling spotlights, wood style flooring, doorway leading to inner hall, open to dining area

DINING AREA

Double glazed window to front, space for dining room table and chairs, double radiator, recess with downlighting for display purposes, wood style flooring, inset spotlighting.

INNER HALL

A useful inner hall with under stairs recess, including storage cupboard and space for shoe rack, opening to kitchen, ledge and braced cottage style door to ground floor WC, wood style flooring

GROUND FLOOR WC

Double glazed window to rear, low level WC, hand wash basin with cupboard under, radiator, extractor fan, wood style flooring

KITCHEN

Housed in an extension to the rear and with a double aspect including double glazed window to side and a part double glazed PVC door to rear. The kitchen is fitted with a stylish range of base and eye level units with slate style work surfaces and including a single drainer sink unit with tiled splashback, electric hob with extractor fan over and integrated oven under, space for fridge freezer and washing machine, wall mounted Combi boiler in cupboard style unit, radiator with coat hooks above, wood style flooring

FIRST FLOOR LANDING

Ledge and braced cottage style doors lead to bedrooms and bathroom, double glazed window to rear

BEDROOM 1

A charming double bedroom with double glazed window to front, campeg ceiling with boxed in roof timbers, double radiator, space for wardrobe

BEDROOM 2

A further double bedroom with double glazed window to front, double radiator, hanging rail for clothing



BATHROOM

A stylish modern bathroom including panel bath with twin head thermostatic shower unit and glass screen, hand wash basin with cupboard unit under, room divider separating low-level WC from the rest of the bathroom suite. Access to loft space, tiled splash areas, radiator, extractor fan, exposed wooden beam.

EXTERNALLY

To the front of the property, there is a charming enclosed low maintenance garden area with a gated path leading to front door. This is surrounded by a stone wall with a railing top and there are raised borders with the rest being laid to gravel. To the rear of the property there is a shared courtyard style garden with space for bistro set with a side shared access gate and with each of the neighbouring properties benefiting from a useful outhouse store. Directly in front of the property is an allocated parking space and there is also an additional garden area at the front, at a higher level than the property which is separate to the house and is accessed via a gate in the adjacent lawn. This has been used for chickens and a vegetable garden

AGENTS NOTE

The property is located down a narrow lane. A staff member has successfully driven a mid size SUV down the lane with wing mirrors folded in, but it is unlikely home removal or delivery vans will be able to make it down the lane.

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: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven, hob and extractor

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

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates EE & 3 have good signal outdoors but variable inside. Vodafone has good signal outside and limited indoors, O2 has variable signal outside and none indoors.

Planning permission passed in the immediate area: None known

The property is not listed

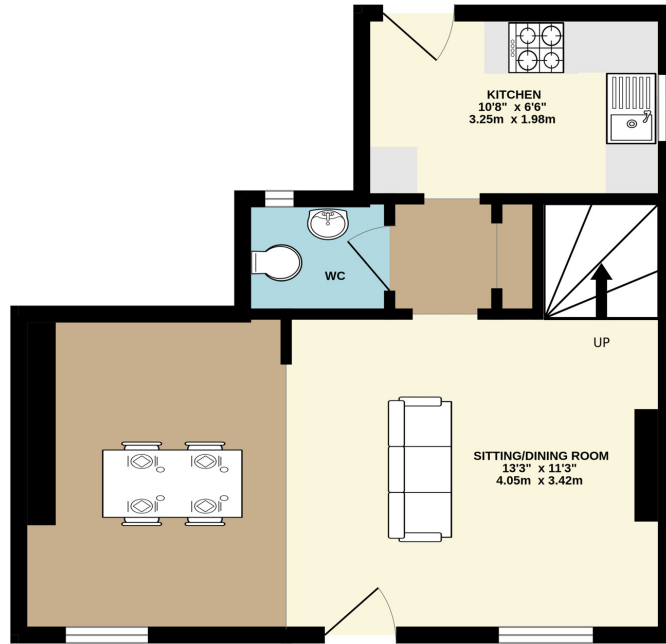
DIRECTIONS

From Cockermouth take the A66 west towards Workington and turn right over the river bridge to Great Broughton. Follow the road uphill to a junction on a bend, heading straight onto into Main Street. Before reaching the village shop turn right into a narrow lane called The Went. At the top of this lane turn left and the property will be located on the left hand side.

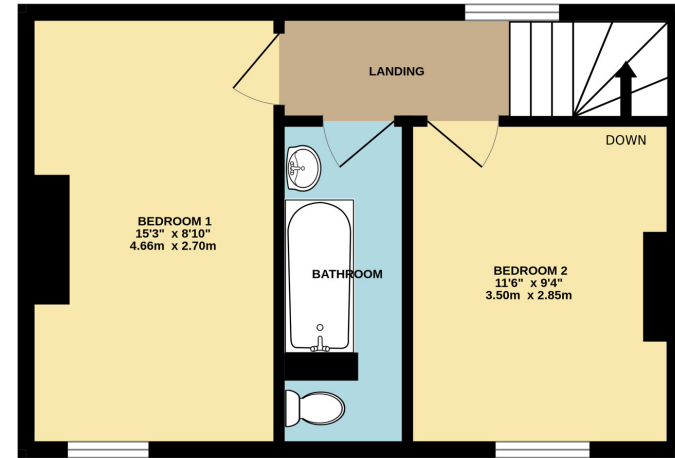
What3words: lion.perfected.ideal



GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 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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39a Station Street, Cockermouth, Cumbria CA13 9QW Tel: 01900 828600

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			