



73 HIGH BRIGHAM | BRIGHAM | COCKERMOUTH | CUMBRIA | CA13 0TG

PRICE £185,000





SUMMARY

We are more than a little smitten with this beautiful semi detached traditional cottage style home in the popular village of Brigham near Cockermouth. Unusually for a house this size, it benefits from inset off road parking for two vehicles and a large rear garden with three separate terraces and lawn. The accommodation includes a hall, a spacious living room with fireplace and 'Aga' multi fuel stove, a gorgeous L-shaped open plan kitchen/breakfast room, a utility and ground floor bathroom along with two large double bedrooms to the first floor. Offered in excellent condition this really must be on your viewing list!

EPC band D

GROUND FLOOR ENTRANCE HALL

A wooden stable door leads into hall with double glazed window beside. Stairs to first floor, door to living room

LIVING ROOM

Double glazed window to front with blinds, 'Aga' multi fuel stove in chimney breast with stone hearth, under stairs recess, double radiator, doors to kitchen and breakfast room

KITCHEN

Fitted in a range of base and wall mounted units with work surfaces, gas hob with extractor fan over and oven, single drainer sink unit, space for fridge, tiled flooring, vertical radiator, door to utility lobby and opening into breakfast room

BREAKFAST ROOM

Two double glazed windows to rear, double glazed door to rear, polycarbonate roof, space for American style fridge freezer, wine cooler and tumble dryer, breakfast bar, double radiator, tiled flooring

UTILITY

Space for washing machine, wall mounted combi boiler, tiled flooring, door to bathroom

BATHROOM

Double glazed window to rear, panel bath with electric shower unit and screen, hand wash basin with cupboards under, low level WC. Chrome towel rail, tiled flooring

FIRST FLOOR LANDING

Doors to bedrooms, feature port-hole window to side, double radiator

BEDROOM 1

A generous bedroom with double glazed window to front with blinds, double radiator

BEDROOM 2

Another generous room with two double glazed windows to rear, double radiator

EXTERNALLY

To the front of the property there is an inset parking area with space for two cars. Access to front door. The rear garden is generous in size and tiered in nature including an Indian sandstone patio area and space for BBQ, access gate to rear laning. Steps lead up to the main area including a second patio terrace laid with Indian sandstone, an area of lawn, a storage area with wood store, an area at the far end with space for shed and finally an area of decking.

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: 01946 590412/01900 828600/01900 606006

whitehaven@lillingtons-estates.co.uk

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, blinds

Broadband type & speeds available: Standard 6Mbps / Superfast 67Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates all networks have limited service indoors but all have good signal outside

Planning permission passed in the immediate area: None known

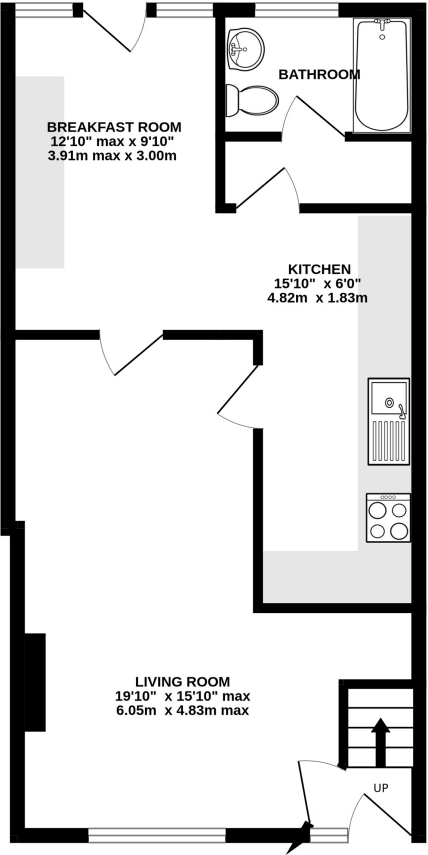
The property is not listed

DIRECTIONS

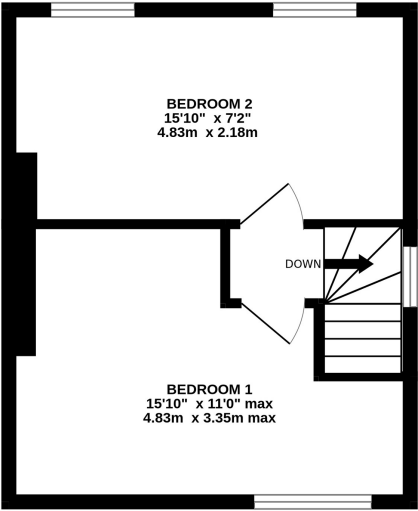
From Cockermouth head west on the A66 towards Workington and take the left turn to Brigham. Pass the church and after the sharp right hand bend turn immediately left uphill passing Brigham caravan park. At the T-Junction at the top turn right onto High Brigham and the property will be located on the left hand side.



GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 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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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	55	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		