

PFK

3 High Rigg, Brigham, Cockermouth, Cumbria CA13 0TA

Price Guide: £210,000





PEK

LOCATION

Situated within the popular village of Brigham, some two miles to the west of Cockermouth, offering easy access via the A66 to the western Lakes and west coast employment centres. Brigham benefits from an excellent primary school, and falls within the catchment for the highly rated Cockermouth Secondary School.

PROPERTY DESCRIPTION

With no onward chain, 3 High Rigg presents a rare opportunity for buyers looking for a 'move-in ready' bungalow in a great location within the village of Brigham. Whether you're seeking a peaceful, retirement retreat or a convenient base for exploring the Lake District, this charming bungalow offers the best of both worlds.

Upon entering the bungalow, you will be greeted by a bright, spacious hallway. This seamlessly flows into a front aspect living room, two double bedrooms, a well-appointed bathroom, and a modern dining kitchen that boasts high-quality finishes. Additional space is available in the generously proportioned, split, rear sunroom, which offers versatile areas currently utilised as supplementary living area and utility/boot room space.

What truly sets this bungalow apart is its gardens. Encompassing the bungalow, the outdoor spaces feature two delightful decking areas that provide the perfect vantage point to admire the breathtaking views of Grasmoor, Skiddaw, and the surrounding fells. There is also off road parking and a single garage.

An early viewing of this property is highly recommended.

ACCOMMODATION

Entrance Hallway

Entrance Hallway 1.5m x 2.8m (4' 11" x 9' 2") Accessed via covered, part glazed, uPVC entrance door with glazed side panel and providing access to the Living Room, Bedroom 1 and the Inner Hallway.

Living Room

4.76m x 3.42m (15' 7" x 11' 3") Generously sized, dual aspect, reception room with large window to the front aspect and further window to the side. Feature electric fire set on polished hearth.

Bedroom 1

3.17m x 3.33m (10' 5" x 10' 11") Good sized, front aspect, double bedroom.

Inner Hallway

1.98m x 0.86m (6' 6" x 2' 10") With large, built in storage cupboard, laminate flooring and providing access to Kitchen, Bathroom and Bedroom 2.

Kitchen

3.71m x 3.30m (12' 2" x 10' 10") Modern, side aspect, kitchen fitted with Shaker style wall and base units in neutral colour scheme with contrasting work surfaces, pastel blue mosaic tiled splash backs and 1.5-bowl stainless steel sink/drainers unit with mixer tap. Built in electric oven and hob with extractor over, space/plumbing for under counter dishwasher and washing machine and space for large, freestanding fridge freezer. Large storage cupboard (also housing the boiler), ample space for four person dining furniture, and laminate flooring. A uPVC door provides access to the Sunroom.

Bathroom

1.96m x 1.57m (6' 5" x 5' 2") Fully tiled bathroom with obscured window facing into the sunroom and fitted with three piece suite comprising walk-in shower enclosure, and WC and wash hand basin set in vanity storage units. Laminate flooring.

Bedroom 2

3.76m x 3.08m (12' 4" x 10' 1") Large, double bedroom with laminate flooring and sliding patio door into the Sunroom.

Sunroom

Excellent, light and airy, additional living space with windows to three sides and French doors opening to the rear patio and garden. Versatile space with tiled floor.

Area 1 4.97m x 2.07m (16' 4" x 6' 9") Accessed via patio doors from Bedroom 2 or via Area 2 of the Sunroom. Currently utilised as additional living area.

Area 2 3.20m x 2.09m (10' 6" x 6' 10") Accessed either from Area 1 of the Sunroom or via the Kitchen. Currently utilised as a Utility/Boot Room.

EXTERNALLY

Parking

A block paved driveway provides off road parking for two/three cars and leads to:-

Attached Single Garage

2.7m x 5.0m (8' 10" x 16' 5") With up and over door, power and pedestrian access door to the rear.

Gardens

An easy to maintain, lawned garden flanks the driveway to the front of the bungalow with established trees, shrubs and flowers. Gated, side access to an enclosed, rear garden with patio seating area, lawn, mature boundary hedging, summerhouse and decked area. An additional raised decked area at the side of property with patio seating provides lovely views over to the western fells - a perfect space for enjoying the evening sunsets.

ADDITIONAL INFORMATION

Tenure

Freehold.

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 C

Viewing: Through our Cocker mouth office, 01900 826205.

Directions: The property can be located using the postcode CA13 0TA and can easily be found on High Rigg. Alternatively, by using What3words location [///chops.tasty.refreshed](https://www.what3words.com/?q=///chops.tasty.refreshed)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		

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Approximate total area⁽¹⁾
993.7 ft²
92.32 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should not be relied upon for planning or illustrative purposes only.

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