

PFK

21, North Ridge

Great Broughton | Cockermouth | Cumbria



About the property

A luxurious and palatial 4,500 sq. ft. 5 bedroomed detached home, with high end finishes, generous proportioned rooms, cinema room, home bar and a converted double garage with office space. Positioned to capture breathtaking panoramic views of the Lake District fells, this custom-built luxury home offers a refined lifestyle, characterised by exceptional comfort and quality.

CA13 ODE

PFK



Internally

Upon entering, the sense of space is immediately felt. A galleried landing and double-height entrance foyer lead to the impressive open-plan living, dining, and kitchen area. The well appointed kitchen features an island unit, integrated appliances, dual wine coolers, and a formal dining space for up to 10 guests, complemented by bifold doors opening to the garden.





Ascending the oak and glass staircase takes you to the main living room - a comfortable family space with a large fireplace, wood burning stove, and floor-to-ceiling bifold doors leading to a glass balcony with impressive views.









Directions

From Cockermouth, proceed west along the A66 to the staggered Brigham/Great Broughton junction, turn right and follow the road over the river and up into the village. Head through the village then bear right signposted Broughton Moor, follow the road past the edge of the village and the site can be found after approx. 0.25 mile, on the left hand side.

Services

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.

The property has underfloor heating to the ground floor with a traditional wet radiator system to the top two floors.

PFK

 01900 826205

 cockermouth@pfk.co.uk

Referrals and 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.

EPC

Rating B

Tenure

Freehold

Council Tax

Band G