



21 CHURCH MEADOWS | COCKERMOUTH | GREAT BROUGHTON | CA13 0LE

PRICE £135,000







## SUMMARY

This lovely semi detached modern home in Church Meadows won't be available for long. Occupying a great plot at the head of the cul de sac and with super views towards the fells at the rear, the property which is offered chain free includes an entrance hall, a modern fitted kitchen, a spacious living room with access to garden, a large main bedroom with walk-in wardrobe, a second bedroom with fell views and a modern bathroom. There is a tarmac drive for two vehicles to the side plus a rear garden with stone boundary wall - a perfect place to enjoy the views!

EPC band D

## GROUND FLOOR ENTRANCE HALL

A part double glazed PVC front door leads into hall with double glazed window beside, doors to rooms, stairs rising to first floor landing, coved ceiling, radiator

## KITCHEN

The kitchen is fitted in a modern range of base and eye level units with contrasting work surfaces. Single drainer sink unit, four ring gas hob with oven and extractor hood, wall mounted boiler inside cupboard unit, space for fridge freezer and washing machine, double glazed window to front, single radiator.

## LIVING ROOM

Double glazed window to rear with fitted blinds, part double glazed PVC door to garden with vertical blinds, electric fire with surround and hearth, coved ceiling, two single radiators, under stairs storage cupboard

## FIRST FLOOR LANDING

Doors leading to bedrooms and bathroom, loft access.

## BEDROOM 1

Double glazed window to front with vertical blinds, built-in cupboard over stairs, walk in L shaped wardrobe and store cupboard, radiator

## BEDROOM 2

Double glazed window to rear with vertical blinds and views towards the fells, single radiator

## BATHROOM

Fitted with panel bath, electric shower unit and glass screen, pedestal hand wash basin and low level WC. Double glazed window to rear, single radiator.

## EXTERNALLY

The property benefits from a tarmac drive to the side for two vehicles to park with an access gate to rear garden and path leading to front door.

The rear garden is enclosed with a stone wall to rear boundary and enjoys views towards the Lakeland fells. Paved area for patio with the rest being laid to lawn.

## 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: B

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speeds available: Standard 3Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates all networks have good service outdoors. 3 & EE have variable signal indoors and the others have limited signal inside

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

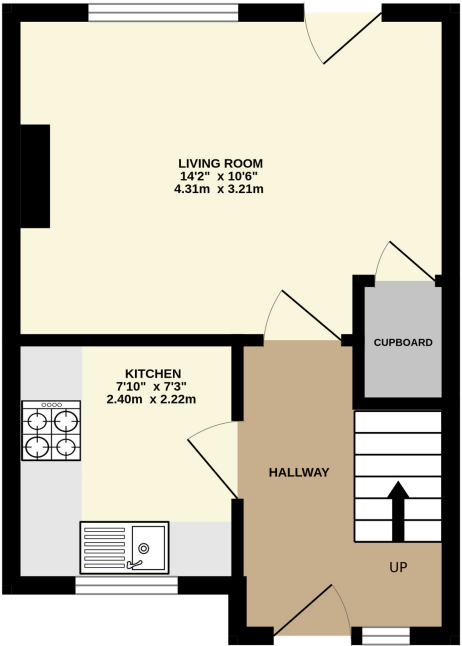
From Cockermouth take the A66 towards Workington and turn right marked Great Broughton, crossing the river bridge. Continue uphill and follow the road round a sharp right hand bend, then turning immediately left into Ghyll Bank. At the top of the rise turn left into Church Meadows and then left again into the first cul de sac. The property will be located on the right at the head of the cul de sac.



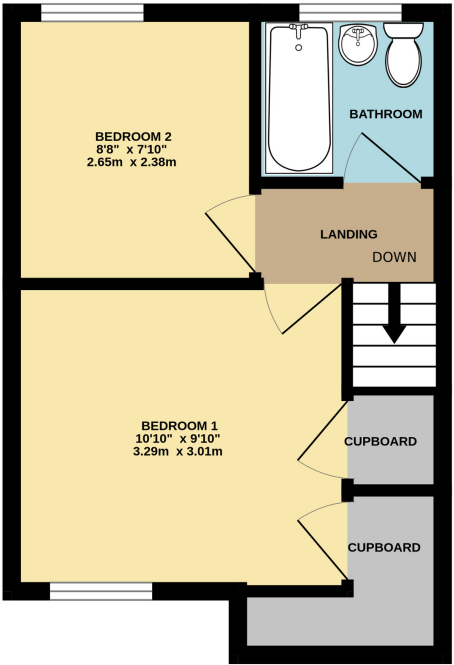




GROUND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



1ST FLOOR  
271 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 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.

[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)  
58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	67	85
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		