



28 DERWENT PARK | GREAT BROUGHTON | COCKERMOUTH | CUMBRIA | CA13 0YS

PRICE £225,000





SUMMARY

We are delighted to offer this three bedroom detached bungalow in the popular village of Great Broughton which sits on a slightly elevated site offering views over the valley below. Well positioned in the village and accessible to pub and shop, the property will make a fabulous home once modernised and includes a generous conservatory, a large dining room with kitchen and separate utility room, a living room with natural Lakeland stone fire surround, three bedrooms and a generous shower room. The gardens wrap around the property and include a patio terrace beside the conservatory, lawn, ornamental pond and a driveway with single garage. Offered for sale with no onward chain.

EPC band E

ENTRANCE

A part double glazed PVC door leads into conservatory

CONSERVATORY

Double glazed windows to 3 sides, polycarbonate roof, electric heater, roof blinds, tiled floor, part double glazed leaded light door into dining room

DINING ROOM

A generous room with double glazed window to front, chimney breast with electric heater, decorative ceiling beams, opening into kitchen, doors into utility room and living room, space for table and chairs

KITCHEN

Fitted in a range of base and eye level units with work services, single drainer sink unit, electric hob with extractor and eye level oven, space for microwave, fridge freezer and dishwasher, double glazed window to side with a view towards the hills

UTILITY ROOM

Double glazed window to side, fitted base units with work surfaces, space for washing machine and tumble dryer, wall mounted boiler, part double glazed PVC door to exterior

LIVING ROOM

A generous room with double glazed patio doors to garden, natural Lakeland Stone fire surround and hearth, electric heater, coved ceiling and dado rail, part glazed door to inner hall

INNER HALL

Doors to rooms electric heater, access to boarded loft space, great for storage

BEDROOM 1

Double glazed window to rear, Fischer electric radiator, wardrobes to one wall

BEDROOM 2

Double glazed window to rear, various fitted wardrobes, electric heater

BEDROOM 3

Double glazed window to side

SHOWER ROOM

Fitted with generous quadrant shower enclosure and electric shower unit, hand wash basin in vanity style unit, bidet, low level WC. Double glazed window to side, chrome towel rail, tiled walls, extractor fan.

EXTERNALLY

The property benefits from wrap-around gardens with a lovely view over the valley on the conservatory side. From the roadside a gated path leads to a patio area and door into conservatory. There is an area of lawn and also siting for a shed and greenhouse. To the rear is a sloping rockery style area with ornamental pond.

To the rear there is a driveway plus a single garage with up and over door.

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: C

Tenure: Assumed Freehold

Services: Mains water and electric are connected, mains drainage

Fixtures & Fittings: Carpets

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. EE has variable signal indoors and the rest have limited service indoors

Planning permission passed in the immediate area: None known

The property is not listed

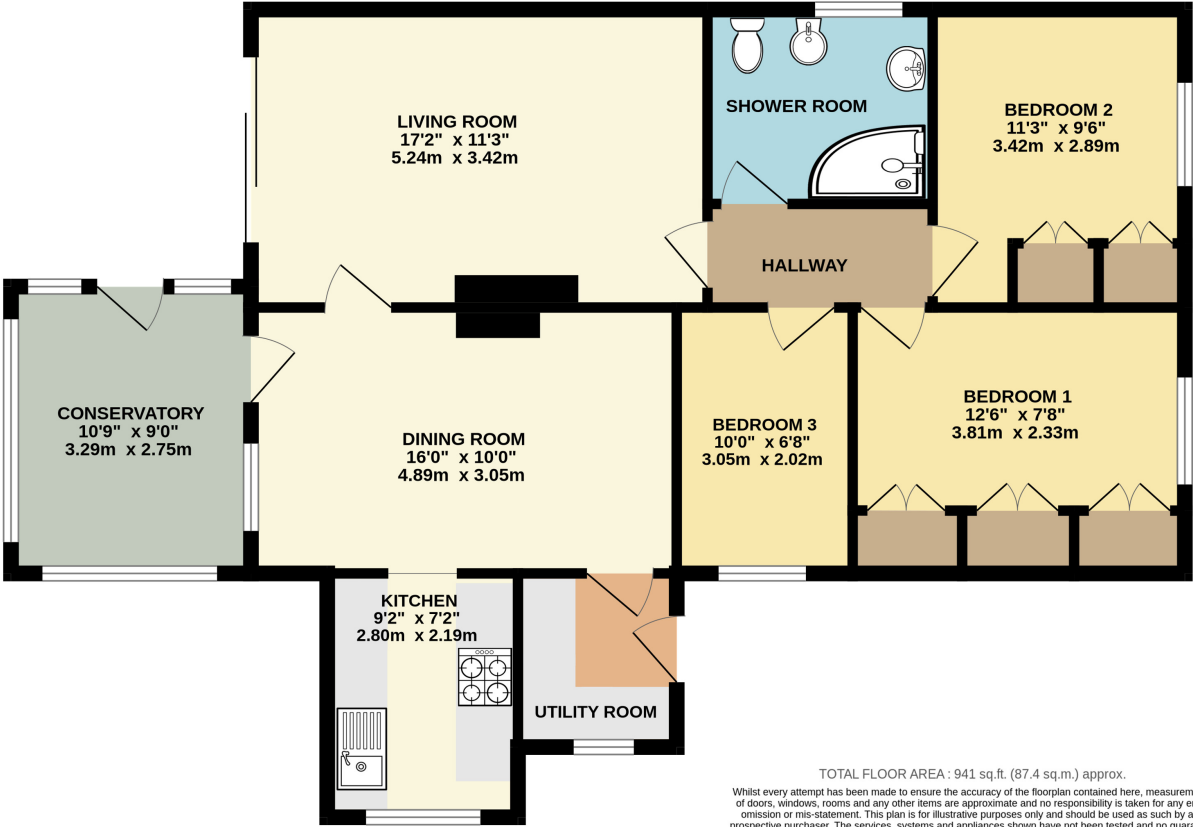
DIRECTIONS

From Cockermouth take the A66 towards Workington and turn right to Great Broughton, crossing the river bridge. Follow the road uphill to a sharp bend and continue straight ahead at the bend onto Main Street, Great Broughton. Pass the pub, bakery and shop and at the sharp right hand bend go straight ahead again, onto West End. Keep right at the fork in the road and then turn right uphill into Derwent Park. Take the first right hand cul de sac and the bungalow will be located on the right hand side.

What3words: archduke.probing.tuned



GROUND FLOOR
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 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		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			