

PFK

21 North Ridge, Great Broughton, Cockermouth, Cumbria CA13 0DE

Offers Over: £795,000





LOCATION

Enjoying an elevated position on the edge of this well serviced and popular village. Amenities include primary school (which feeds into Cockermouth Secondary), public houses, bakery, shop and Post Office. With easy access to Cockermouth, the west coast and the Lake District National Park.

PROPERTY DESCRIPTION

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. Spanning a generous 4,500 sq. ft. across multiple levels, this residence combines spacious living areas, abundant natural light, and modern amenities to create a welcoming environment for families.

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. The elegant principal suite includes a walk-in wardrobe, ensuite shower room, and double French doors with views of the garden and Lake District fells. A second double bedroom with a dressing room and ensuite shower room, along with a utility room, complete the ground floor.

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. The third double bedroom offers a walk-in dressing area and ensuite shower room, a family bathroom with a freestanding bath, and a flexible oversized bedroom or second reception room complete the first floor accommodation.

A glazed oak staircase leads to the second floor, where you'll find a fourth ensuite double bedroom, a home cinema room, and a home bar - creating a versatile guest accommodation and entertainment space.

Externally, the property features a spacious front garden, ample offroad parking, a low maintenance rear garden, and a detached 1.5 storey double garage, converted to provide a home office space.

Discover refined living where stunning views and elegant design come together to create a truly special home.

ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Accessed via a composite door with glazed inserts and side panel. A double height entrance hall with light oak staircase leading to the first floor with glass balustrades and galleried landing. Airing cupboard housing the central heating boiler, wall and spotlighting, doors leading to all ground floor rooms.

Bedroom 1 - Principal Suite

6.27m x 6.03m (20' 7" x 19' 9") A light and airy front aspect large bedroom with double French doors offering stunning views towards the Lake District fells. Point for wall mounted TV, spotlighting, and walk in dressing room with built in shelving and storage.

Bedroom 1 - Ensuite Shower Room

2.16m x 2.13m (7' 1" x 7' 0") A side aspect room, fitted with a three piece suite comprising corner quadrant shower cubicle with mains shower and additional hand held shower attachment, WC and twin wash hand basins in built in vanity units.

Bedroom 2

3.60m x 3.96m (11' 10" x 13' 0") A front aspect, light and airy room with bifold doors offering stunning views towards the Lake District fells, walk in dressing room, spotlighting and point for wall mounted TV.

Bedroom 2 - Ensuite Shower Room

Fitted with a three piece suite comprising walk in shower cubicle with mains shower and additional hand held shower attachment, WC and wash hand basin in built in vanity unit.

Living/Dining/Kitchen

5.63m x 5.87m (18' 6" x 19' 3") A fantastic rear aspect room with point for wall mounted TV, spotlighting, recessed mood lighting and trifold doors giving access to the rear gardens. The kitchen area is fitted with a range of wall and base units in a black finish with complementary black granite effect work surfacing, incorporating a 1.5 bowl composite sink with mixer tap. Integrated appliances including fridge, freezer, dishwasher, eye level twin electric ovens and microwave grill. Matching island unit with integrated four burner induction hob and built in extractor fan, two built in wine fridges, storage units, power points, mood lighting and provides informal dining space for five to six people.

Space for an eight to ten person dining table and two or three seater sofa, door giving access to the utility room.

Utility Room

2.75m x 2.25m (9' 0" x 7' 5") A rear aspect room with composite door giving access out to the rear garden. Fitted with wall and base units with complementary work surfacing in a matching finish to the kitchen, incorporating a composite sink with mixer tap. Plumbing and points for under counter washing machine and tumble dryer.

FIRST FLOOR

Landing

A galleried landing area leading directly into the lounge and providing access to bedroom 3, family bathroom and further flexible bedroom/reception room.

Lounge

6.26m x 9.15m (20' 6" x 30' 0") A fantastic, superbly proportioned front aspect reception room with trifold doors giving access out on to the balcony and enjoying stunning panoramic views towards the Lake District fells. Recessed fireplace with a granite hearth housing a Stovax multifuel stove, space for a large corner sofa or three piece suite and point for a wall mounted TV. Spotlighting, recessed mood lighting and stairs leading up to the second floor.

Bedroom 3

3.60m x 3.97m (11' 10" x 13' 0") A front aspect light and airy double bedroom with spotlighting, bifold doors giving access out on to the balcony with stunning views towards the Lake District fells, point for wall mounted TV, dressing area.

Bedroom 3 - Ensuite Shower Room

Fitted with a three piece suite comprising walk in shower cubicle with mains shower and additional hand held shower attachment, WC and wash hand basin in built in vanity unit, vertical heated chrome towel rail.

Family Bathroom

2.76m x 2.89m (9' 1" x 9' 6") A rear aspect room fitted with a four piece suite with power shower cubicle and additional hand held attachment, WC, wash hand basin in a built in vanity unit and bath with floor mounted tap and hand held shower attachment, vertical heated towel rail.

Inner Hallway

With part glazed door leading to a second staircase giving access up to the second floor.

Media Room/Bedroom 4

4.92m x 6.25m (16' 2" x 20' 6") A fantastic sized, rear aspect room with built in understairs cupboard, spotlighting and point for wall mounted TV. This versatile room would make an excellent playroom/den/second reception room or large bedroom.

SECOND FLOOR

Landing

With chandelier lighting and doors leading to all second floor rooms.

Bedroom 5

5.97m x 5.92m (max) (19' 7" x 19' 5") A light and airy, vaulted ceilinged room with French doors and Juliette balcony to the front offering stunning views towards the Lake District fells, side aspect Velux skylight and point for wall mounted TV.

Bedroom 5 - Ensuite Bathroom

Fitted with a three piece suite comprising bath with mains shower and additional hand held shower attachment over, WC and wash hand basin in a built in high gloss vanity unit, vertical heated towel rail.

Cinema Room/Bedroom 6

6.23m x 6.03m (20' 5" x 19' 9") A rear aspect large room with vaulted ceiling and double French doors giving access to a Juliette balcony, recessed mood lighting and door leading to top of the second staircase.

Bar/Bedroom 7

3.6m (approx) x 5.85m (11' 10" x 19' 2") A front aspect room with vaulted ceiling and three Velux skylights, currently utilised as a home bar with a stage and glass balustrades to give elevated views. Access to two further rooms.

Additional Rooms

Room 1 - 2.39m x 2.74m (7' 10" x 9' 0") A front aspect room with Velux skylight.
Room 2 - 1.83m x 2.77m (6' 0" x 9' 1") With a large storage cupboard housing the hot water cylinder.

EXTERNALLY

Gardens and Parking

To the front of the property there is a lawned front garden and offroad parking for six to seven cars on the driveway and a decorative chipped parking area which leads down the side of the property. To the rear, there is a further large decorative chipped area, raised lawn and detached garage.

Garage

A detached double garage with electric up and over door. The interior of the garage has been converted into workshop and home office space.

Ground Floor – (5.87m x 5.33m (19' 3" x 17' 6")) With cloakroom/WC fitted with a wash hand basin and WC, and a multifuel stove with slate hearth. Stairs with glass balustrades lead up to the first floor.

First Floor (home office area) – (5.85m x 3.92m (19' 2" x 12' 10")) A triple aspect room with twin Velux skylights and built in under eaves storage.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is B.

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.

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

Council Tax: Band G

Viewing: Through our Cockermouth office, 01900 826205.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	87	
(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		

21 North Ridge

Ground Floor
 Approximate Internal Area
 4483 sq. ft.
 (138.77 sq. m)

First Floor
 Approximate Internal Area
 4483 sq. ft.
 (138.77 sq. m)

Second Floor
 Approximate Internal Area
 4483 sq. ft.
 (138.77 sq. m)

Approx. Gross Internal Floor Area 4479 sq. ft / 416.31 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.