



BURNBRIDGE & GILL COTTAGE | LAMPLUGH | CUMBRIA | CA14 4RL

PRICE £650,000





#### SUMMARY

Beautifully located in a semi rural position close to the edge of the Lake District National Park, 'Burnbridge' presents a unique opportunity for a buyer who is looking for a family home with the potential for an income, or to home a relative. Built by the current owners the sale also includes Gill Cottage, an adjoining three bedroom home which is currently let. The main house includes a conservatory porch, two large reception rooms, a kitchen/breakfast room with utility, four double bedrooms plus an en-suite and family bathroom. Gill Cottage includes a conservatory porch, living/dining room, kitchen, three bedrooms and bathroom. The gardens and parking area area generous and enjoy views towards the fells, there are useful sheds for ride-on mower and garden equipment, separate low maintenance garden areas for each property to the rear and in addition there is a large attached double garage with a loft workshop above. Rarely will you find a property like this on the market

Burnbridge EPC band D / Gill Cottage EPC band E

#### BURNBRIDGE ACCOMMODATION

##### GROUND FLOOR ENTRANCE PORCH

A conservatory style porch with double glazed entry door, polycarbonate roof, double glazed windows to front and side, tiled flooring, door to hall

##### ENTRANCE HALL

A generous hall with doors to rooms, stairs to first floor, under stairs cupboard, radiator, coved ceiling, dado rail, wood style flooring

##### GROUND FLOOR WC

Low level WC, hand wash basin with cupboards under, extractor fan, part tiled walls, wood style flooring

##### LIVING ROOM

A large double aspect room with double glazed French doors to front onto patio, double glazed window to rear, two double radiators, electric fire with surround and hearth, coved ceiling

##### DINING ROOM

A generous room with space for large dining table and chairs, double glazed French doors to garden with picture window to both sides, coved ceiling, radiator, tile effect flooring

##### KITCHEN/BREAKFAST ROOM

Double glazed window to front, fitted in a comprehensive range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with extractor and two ovens, integrated microwave and fridge, breakfast bar, tile effect flooring, door to utility

##### UTILITY ROOM

Double glazed window to rear, two built in cupboard, space for washing machine, freezer, tumble dryer and dishwasher, floor mounted boiler

##### FIRST FLOOR LANDING

Velux window over stairwell, doors to rooms, linen cupboard, two storage cupboards, coved ceiling, dado rail, access to loft space

##### BEDROOM 1

Double glazed window to rear, radiator, coved ceiling, built in wardrobes to one wall, door to en-suite

##### EN-SUITE SHOWER ROOM

Doors from bedroom one and also landing, quadrant shower pod with body jets, hand wash basin with cupboards under, hidden cistern WC. Double glazed window to rear, chrome towel rail

##### BEDROOM 2

Double glazed window to front with views to the fells, radiator, built in wardrobes, coved ceiling

##### BEDROOM 3

Double glazed window to rear, built in wardrobes, dado rail, radiator, coved ceiling

##### BEDROOM 4

Double glazed window to front with views towards the fells, radiator, corner wardrobes, coved ceiling

##### BATHROOM

Double glazed window to front, panel bath with separate quadrant shower enclosure with body jets, hand wash basin inset into vanity style unit with low level WC. Tiled walls, towel rail, coved ceiling

#### GILL COTTAGE ACCOMMODATION



#### GROUND FLOOR

##### ENTRANCE PORCH

A conservatory style porch with double glazed door, double glazed windows to two sides, polycarbonate roof and tiled floor. Space for bistro set, door to living room

##### LIVING/DINING ROOM

Two double glazed windows to front, electric fire with surround, built in storage cupboard, wood style flooring, space for table and chairs, double radiator, door to kitchen

##### KITCHEN

Fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, electric hob with oven and extractor, space for fridge freezer, washing machine and dishwasher, double glazed window to rear, radiator, door to hall

##### REAR HALL

Double glazed door to rear garden, stairs to first floor, radiator, coved ceiling, under stairs storage cupboard, door to WC

##### GROUND FLOOR WC

Double glazed window to rear, low level WC. Corner hand basin, coved ceiling

##### FIRST FLOOR LANDING

Doors to rooms

##### BEDROOM 1

Double glazed window to front, radiator, coved ceiling, access to loft space

##### BEDROOM 2

Double glazed window to front, radiator, coved ceiling

##### BEDROOM 3

Double glazed window to rear, radiator, coved ceiling

##### BATHROOM

Double glazed window to rear, panel bath, separate shower enclosure with twin head thermostatic unit, pedestal hand wash basin, low level WC. Radiator, cupboard over stairs, extractor fan, tiled splash areas, wood style flooring

##### EXTERNALLY

The property occupies a large site and includes a generous drive providing plenty of parking for both properties at the front. To the front of the main house and accessible from the living room is a generous patio terrace with space for sofas and dining furniture. From here steps lead up to a decent garden area laid to lawn with a second patio at the far end with views towards the fells. By the drive entrance are two useful sheds, one housing the ride-on lawnmower. The rear garden for the main house is low maintenance and mainly laid to gravel with shed. A sloping area leads down to a stream at the back.

Gill Cottage has an enclosed garden area at the rear.

To the side of Gill Cottage is a large double garage with up and over door, power and light and window to side. From here stairs lead up to a useful loft area used for racking and workshop with a Velux window to front.

##### 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

cockermonth@lillingtons-estates.co.uk

Council Tax Band: Burnbridge band D / Gill Cottage band B

Tenure: Freehold

Services: Mains water, gas and electric are connected, Private drainage via bio-treatment plant

Fixtures & Fittings: Carpets, oven hob and extractor in both properties. Garden sheds.

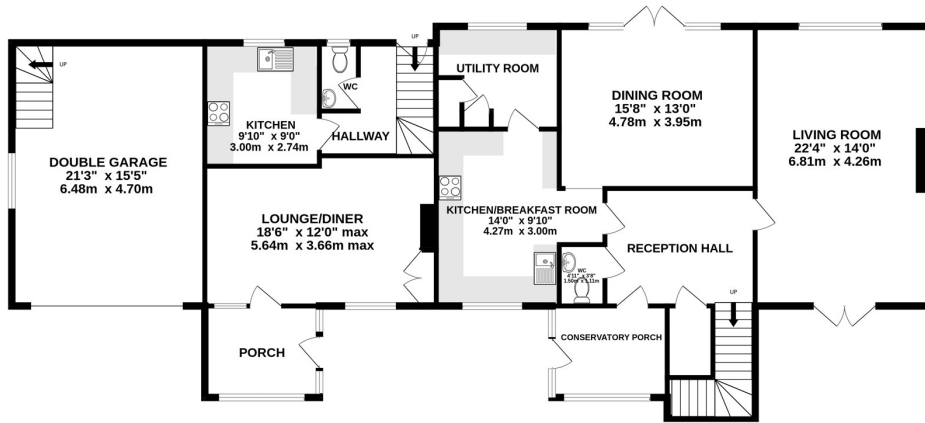
The property is not listed

##### DIRECTIONS

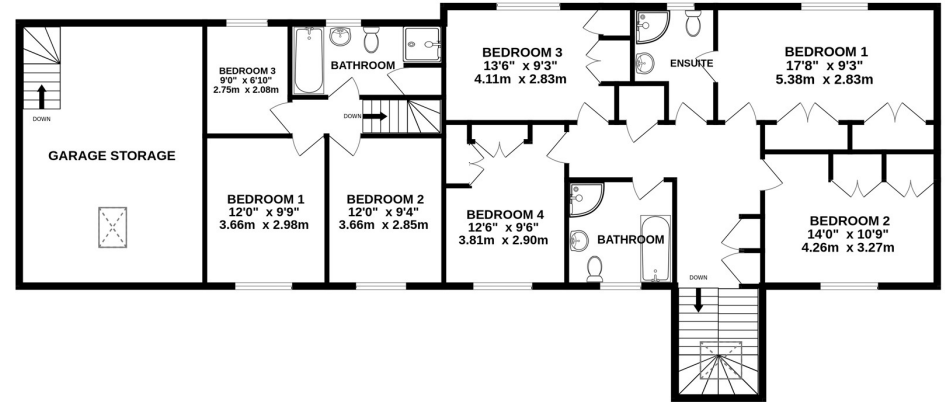
From Cockermonth head south on the A5086 passing Dean and Ullock. At Crossgates take a right hand lane to Lillyhall, follow the road downhill and up the other side to a T-junction on a bend. Turn left here heading downhill and then immediately turn left into the drive that leads to Burnbridge.



**GROUND FLOOR**  
1786 sq.ft. (166.0 sq.m.) approx.



**1ST FLOOR**  
1660 sq.ft. (154.2 sq.m.) approx.



**TOTAL FLOOR AREA : 3447 sq.ft. (320.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	55	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			