

# PFK

The Heathers, 9 Pear Tree Gardens, Little Broughton, Cockermouth, Cumbria CA13 0YG

Price Guide: £350,000





## LOCATION

Located on the edge of a well serviced village within only a short drive from Cockermouth, the west coast and the National Park. The neighbouring village of Great Broughton provides a post office and shop, primary school, church and a public house. The village is in the Cockermouth school catchment area and has access to the A66 and A595 major roads linking all west Cumbrian towns, the attractive Solway coastline and the Lakeland fells, making it a popular, convenient and sought after place to live.

## PROPERTY DESCRIPTION

9 Peartree Gardens is an exceptionally well appointed, four bedroom, two bathroom, detached family sized home, enjoying a quiet position in a small, private residential estate in the popular village of Little Broughton. Providing spacious accommodation that enables larger family living, or for working from home, comprising: entrance hallway, lounge, large dining kitchen with space for up to ten people around the dining table, utility room, sun room, downstairs cloakroom, principal bedroom with built in wardrobes and en-suite shower room, three further double bedrooms and a three piece family bathroom.

Externally, there is off road parking to the front, an integral garage, easy to maintain shrubbery and flower bed. To the rear is a private, sun trap garden with raised patio seating area, pergola and raised beds, all surrounded by a high boundary wall.

## ACCOMMODATION

### Entrance Hallway

Accessed via covered, composite front entrance door with double glazed inserts and side panels. Decorative coving, under stairs storage cupboard, oak effect laminate flooring (which continues into the dining/kitchen) and stairs to first floor accommodation.

### Lounge

3.89m x 4.86m (12' 9" x 15' 11") Front aspect, light and airy, reception room with decorative coving, points for TV/Sky/telephone/broadband and gas fire set on marble hearth with wooden surround.

### Dining Kitchen

3.24m x 8.87m (10' 8" x 29' 1") max. Bright, rear aspect room with twin sets of French doors giving access to the garden and internal, double doors leading into the Sunroom. Kitchen area comprises range of wall and base units in a white, high gloss, finish with complementary, black granite counter tops and upstands incorporating 1.5-bowl stainless steel sink with drainage board and mixer tap. Four-burner counter top mounted gas hob, electric, combination oven/grill, stainless steel extractor fan and black splash back. Integrated dishwasher, fridge and freezer. Breakfast bar incorporated within the kitchen units offers informal dining for two-three people and there is ample space in the dining area for an eight to ten person dining table.

### Utility Room

1.70m x 1.88m (5' 7" x 6' 2") A side aspect room fitted with wall and base units in a white, high gloss, finish with complementary grey, granite effect, counter top, tiled splash backs, stainless steel sink/drainers unit with mixer tap and wall mounted gas, combi boiler. Space/plumbing for under counter washer/dryer. Oak effect laminate flooring and door to: -

### Cloakroom/WC

Fully tiled and fitted with WC and wash hand basin. Oak effect laminate flooring and uPVC door providing access to the side of the property.

### Sun Room

4.28m x 3.61m (14' 1" x 11' 10") Delightful, triple aspect, room with front and rear Velux skylights and French doors opening to the garden. Spot lighting, continuation of the oak effect, laminate flooring, TV point and space for a substantial, L-shaped or corner sofa. This room also benefits from electric, underfloor heating.

## FIRST FLOOR

### Landing

Wooden doors to all first floor rooms. Access to loft space (via drop down hatch and ladder).

### Principal Bedroom

3.94m x 3.57m (12' 11" x 11' 9") Front aspect, principal bedroom with view toward the Lake District fells. Decorative coving, two built in wardrobes with hanging rails and shelving and access to: -

## En Suite Shower Room

1.91m x 1.44m (6' 3" x 4' 9") Fully tiled (walls and floor), front aspect room with spotlighting, walk-in shower cubicle fitted with mains powered shower and handheld attachment, WC, wash hand basin in vanity unit and vertical, heated, chrome towel rail.

## Bedroom 2

3.87m x 3.53m (12' 8" x 11' 7") Rear aspect, double bedroom with decorative coving.

## Bedroom 3

2.79m x 2.72m (9' 2" x 8' 11") Rear aspect, double bedroom - currently utilised as an office. Built in storage cupboard with hanging rail and shelving.

## Bedroom 4

2.72m x 4.12m (8' 11" x 13' 6") Front aspect, double bedroom with view toward the Lake District fells. Decorative coving, shelved alcove and built in wardrobe.

## Family Bathroom

2.38m x 2.79m (7' 10" x 9' 2") Rear aspect bathroom fitted with heated towel rail and three piece suite comprising bath with electric shower over, WC and wash hand basin. Partly tiled walls, tiled floor and built in, shelved, airing cupboard.

### EXTERNALLY

## Parking

A tarmac driveway in front of the garage provides off road parking for one car. Additional on street parking is available at the front of the property.

## Garage

With up and over door, power and lighting.

## Garden

Front garden area has been designed for ease of maintenance with decorative chippings, mature shrubs and sandstone patio. External electric supply and paved walkways to both sides of the house with gated access via the left hand side to an immensely private, and complete sun trap, rear garden incorporating high boundary walling, substantial, split-level patio areas, raised flower beds and shrubbery, pergola and decorative chipped seating area.

### ADDITIONAL INFORMATION

## Tenure & EPC

The tenure is freehold.  
The EPC rating is D.

## 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 : Naphthens 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

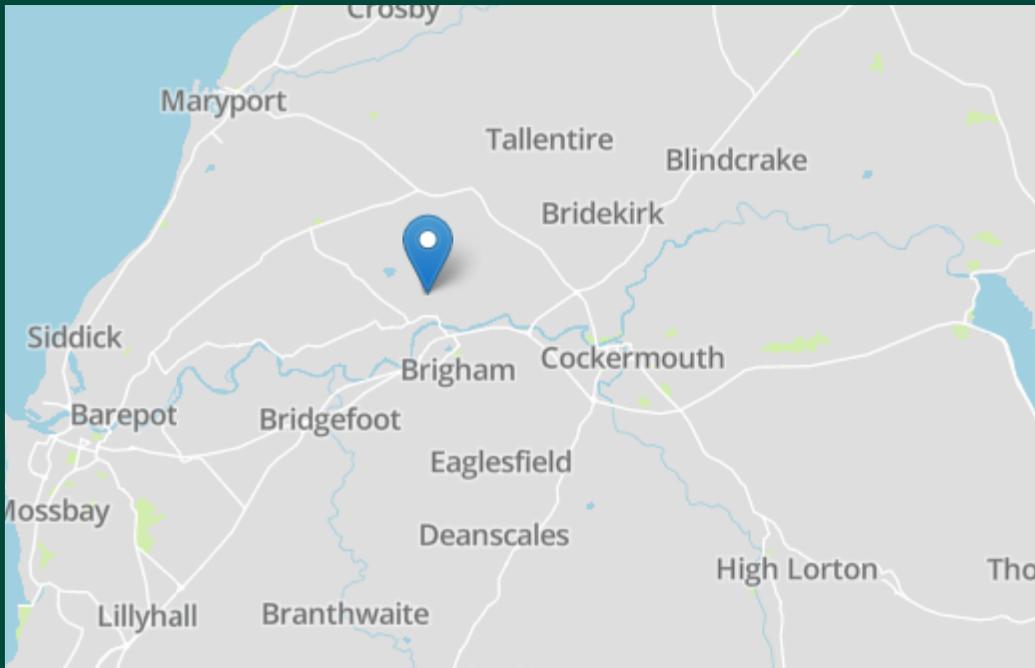
Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Cocker mouth office, 01900 826205.

Directions: From the A66, turn right for Broughton at the top of the hill, then turn right for Little Broughton. Follow the road round, take the third, right hand turn into 'The Green' then turn left past the green and then right into Peartree Gardens. The property can be found on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### The Heathers

**Ground Floor**  
Approximate Floor Area: 804 sq. ft. (74.72 sq. m)

- Sun Room: 12'8" x 10'3" (3.87m x 3.12m)
- Kitchen/Dining Area: 23'2" x 10'0" (6.90m x 3.05m)
- Living Room: 16'0" x 12'10" (4.87m x 3.92m)
- Utility: 5'10" x 5'7" (1.77m x 1.70m)
- Garage

**First Floor**  
Approximate Floor Area: 768 sq. ft. (71.46 sq. m)

- En-suite: 6'4" x 4'5" (1.93m x 1.45m)
- Bedroom: 13'6" x 9'0" (4.12m x 2.75m)
- Bedroom: 12'11" x 12'8" (3.94m x 3.85m)
- Bedroom: 13'0" x 11'4" (3.97m x 3.46m)
- Bathroom: 6'3" x 7'10" (2.81m x 2.38m)

**Approx. Gross Internal Floor Area 1573 sq. ft. / 146.18 sq. m (Excluding Garage)**  
Illustration for identification purposes only. Measurements are approximate, not to scale.