



YEW TREE HOUSE

BROUGHTON CROSS, COCKERMOUTH



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A modern versatile family home, built for the current owner and offering flexible accommodation, successfully using a Mediterranean theme.

APPROXIMATE MILEAGES

Cockermouth 2.5 miles, Workington 5 miles, Keswick 16.5 miles, Carlisle 28 miles, Crummock Water 12 miles, Loweswater 11.5 miles, Sellafield 19.5 miles, Penrith & J40 M6 34 miles.

ACCOMMODATION IN BRIEF

Entrance hall, Living room, Family room, Kitchen/ Dining room, Utility room, WC, Master bedroom, en-suite bathroom, two dressing rooms & study/sitting room, guest bedroom with en-suite shower room, two further bedrooms with shared en-suite bathroom, enclosed 'Mediterranean' courtyard, lawned gardens, double garage with extensive parking.



INFORMATION ON LOCAL AREA

The property is situated in the rural hamlet of Broughton Cross which is conveniently located between the historic Gem town of Cockermouth, the Coastal town of Workington and sits within the Cockermouth school catchment area. Within the hamlet there is a primary school and a children's play area, with many opportunities to walk from the door. The delights and attractions of the English Lake District lie on the Doorstep. Cockermouth, the birthplace of William Wordsworth lies 2 miles to the east and offers an abundance of shopping, eating and drinking facilities while the delights of picturesque Crummock Water are just 12 miles away.

THE PROPERTY

Yew Tree House is a modern versatile family home, built for the current owner and offering flexible accommodation, successfully using a Mediterranean theme. Secluded, partly hidden from the roadside and built around a lovely, south facing private courtyard garden with covered terrace and ornamental pond, this fantastic four bedroom home includes a Master bedroom suite with en-suite, his & hers dressing rooms plus private study/sitting room. Other benefits include two large reception rooms, a stylish kitchen/breakfast room with space for sofa, en-suite facilities to all bedrooms, double garage with plenty of parking and lawned gardens to three sides. A unique and distinctive property.

The front door opens into a generous entrance hall providing access to the kitchen, the main living room, the family room and the cloakroom in addition to an open tread staircase rising to the first floor accommodation. A pair of double doors provide access to the living room which is generous in size and benefits from a triple aspect, making it light and airy with a calm feel. There is a contemporary fireplace and French doors lead out into the central courtyard. The family room has a double aspect with its own French doors which lead out onto a decked



seating area. The stylish kitchen has ample space for a family size dining table plus a sofa and is fitted in a comprehensive range of modern units including a dual fuel cooker consisting of a five ring gas hob and electric oven, main sink and separate prep sink unit. French doors lead out onto the covered seating area within the central courtyard. The utility room is pleasingly spacious with a large larder cupboard, boiler and door to the exterior. A door from here opens into the ground floor WC.

To the first floor, an L-shaped landing leads to all rooms and benefits from a double aspect. The master bedroom wing/suite has to be one of the most memorable features of the property with a double bedroom, separate his & hers dressing rooms, an en-suite with bath and separate shower enclosure plus a study which could also make a lovely sitting room or alternatively a hand nursery. The guest bedroom has a double aspect with fitted double wardrobes and its own en-suite shower room. The final two bedrooms share an en-suite bathroom with spa bath, the third bedroom having a double aspect and the fourth benefitting from a built in double wardrobe and views over the fields.



EXTERNALLY

Externally a driveway leads from the roadside and provides parking for a number of vehicles. Two archways lead into a lovely secluded Mediterranean style courtyard with a large covered seating area, raised borders for potted plants, raised ornamental pond and French doors from both kitchen and living room. The lawned gardens are enclosed by hedging and run around the remaining three sides of the property encompassing a large private patio accessed from the family room. A door on the western elevation of the property provides access to the store room. The double garage is attached with a remotely operated up and over door.

DIRECTIONS

From Cockermouth proceed along the A66 towards Workington and take the first turning on the left marked Brigham. Continue along, past the church and round the right hand bend, staying on the road and entering the village of Broughton Cross. Within the village there is a fork in the lane, turn left and continue towards the play area, turning into the first drive on the right hand side which belongs to Yew Tree House.

POSTCODE – CA13 0TY

EPC – Band D

COUNCIL TAX – TBC

FIXTURES & FITTINGS

Some items, such as carpets, curtains and light fittings, not mentioned in these sales particulars may be either excluded from the sale or available by separate negotiation.

TENURE – Freehold

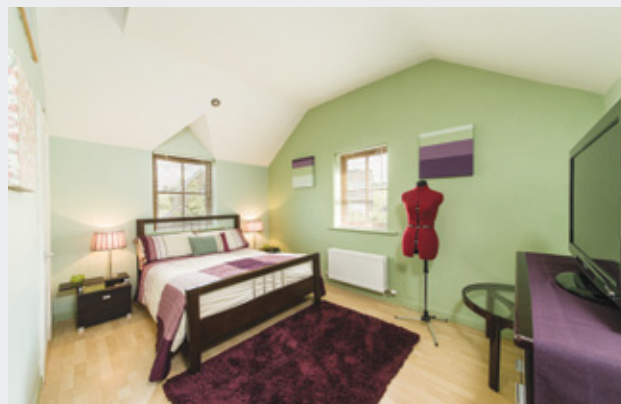
SERVICES

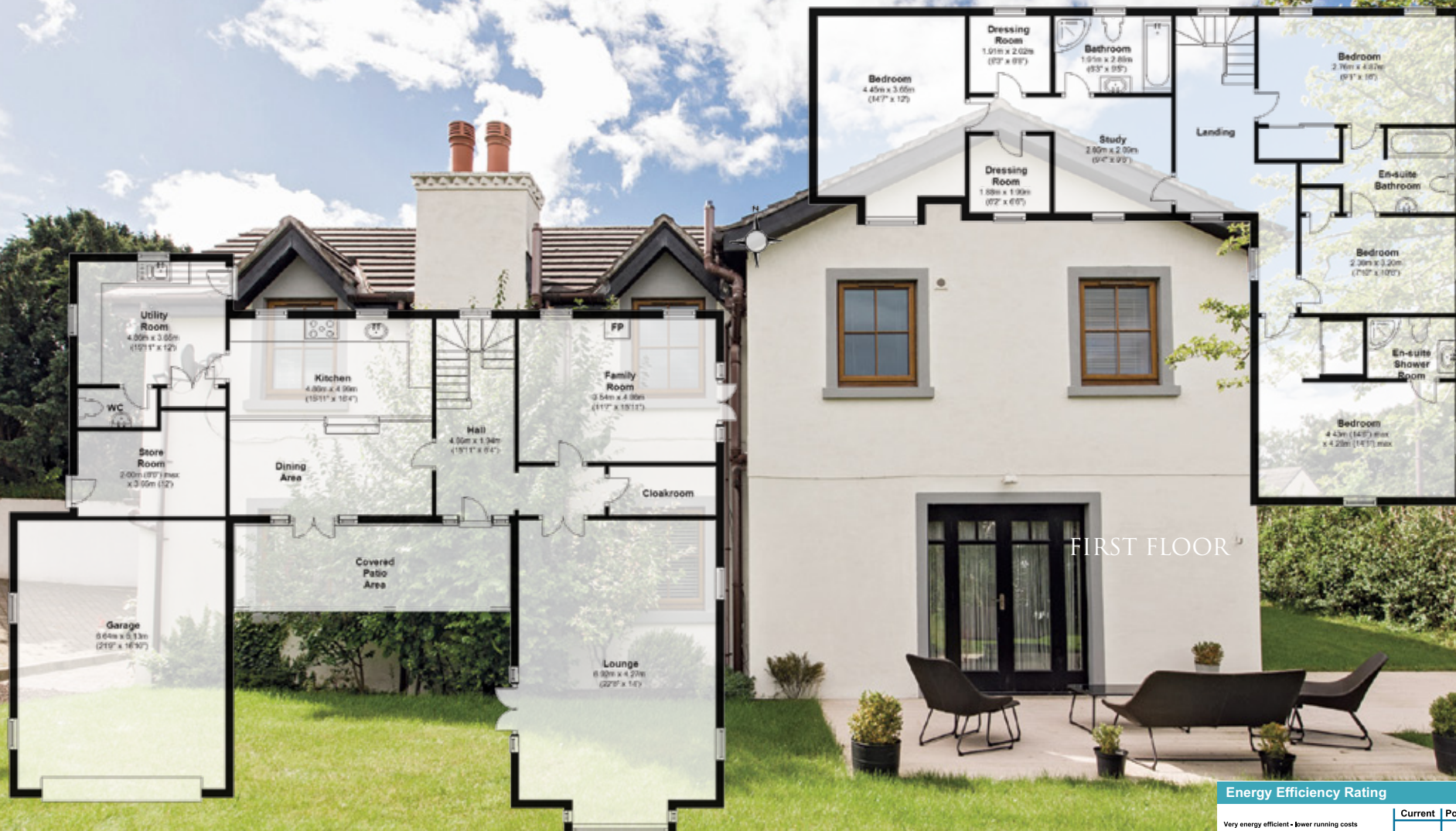
Mains electricity, gas, water and drainage are all connected.

IMPORTANT NOTICE

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GROUND FLOOR

FIRST FLOOR

VIEWINGS STRICTLY BY APPOINTMENT
Telephone 01900 828011 Email cumbria@purple-diamond.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	66	73





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