



GRISDALES

PROPERTY SERVICES



West Croft Cottages 126 High Brigham, Cockermouth, CA13 0TJ

£349,000

WHAT AN OPPORTUNITY WE HAVE FOR YOU HERE! Whether you're an investor looking to generate income from the holiday industry, a potential landlord looking to let property on an AST, or someone looking to create a gorgeous home with bags of character, then this will definitely be of interest to you!

The development sits in a courtyard setting, just off the centre of Brigham with good access to the A66 to Cockermouth and the Lake District and the west coast towns and industries. It is made up of two traditional cottages, a more modern apartment, a games room and outbuildings, all of which have until recently been used as a successful holiday let business. Each property has two bedrooms and an open plan lounge/dining area/kitchen, each has parking and a small patio along with heating and double glazing. The storage areas are useful and the games room is a great asset. Each property has bags of charm and character including beams, vaulted ceilings, natural wood or slate flag floors, stone features, wood burning stoves etc, but there is also much room for upgrading and refurbishing to bring up to the standards expected today.

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

Helping you find your perfect new home...

www.grisdales.co.uk

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

THINGS YOU NEED TO KNOW

Each property has gas central heating served by a combi boiler and hardwood double glazing.

The contents of each cottage, including white goods, furniture etc, can be available for sale by separate negotiation.

THE SADDLERY:



This comprises a two bedroomed cottage on two levels.

Entrance

The property is accessed via a stable type door with brass ironmongery and that leads into:

Utility Room

7'6" x 4'10" (2.31 x 1.49)

With slate flag floor, plumbing for washing machine and worktop, telephone point, wall mounted gas boiler. Leading into:

Inner Hall

With wooden stairs to the first floor, spotlighting and door leading into:

Open Plan Lounge/Diner/Kitchen

15'5" x 15'1" (4.70 x 4.62)



Fitted with a range of base and wall units including electric oven, gas hob, space for fridge/freezer, plumbing for washing machine, stainless steel sink and slate flag floor.

The lounge comprises wood burning stove on slate hearth, ample space for a dining table; television point and patio doors onto the courtyard at the front.

First Floor Landing



With Velux roof light, feature stone wall and beams; cupboard.

Bedroom 1

12'10" x 8'5" (3.93 x 2.58)



A double room to the rear with vaulted ceiling, natural timber beams, spotlighting, stone wall features.

Bedroom 2

12'8" x 7'3" (3.88 x 2.21)



Double room with vaulted ceiling and natural timber beams, exposed stone wall, Velux roof light and cupboard.

Bathroom

6'3" x 5'5" (1.91 x 1.66)



Fitted with bath and shower over, wash basin, WC set into cream fronted vanity unit with laminate top. Fully tiled throughout and tiled floor, vaulted ceiling, timber beams, Velux roof light.

Externally

There is a small courtyard to the front of the property.

Floorplan The Saddlery

High Brigham, CA13

Approximate Area = 647 sq ft / 60.1 sq m

Outbuilding = 144 sq ft / 13.4 sq m

Total = 791 sq ft / 73.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richroom 2024. Produced for Grisdales. REF: 1088542

THE STABLES:



Again, this comprises a two bedroomed two storey cottage.

Entrance

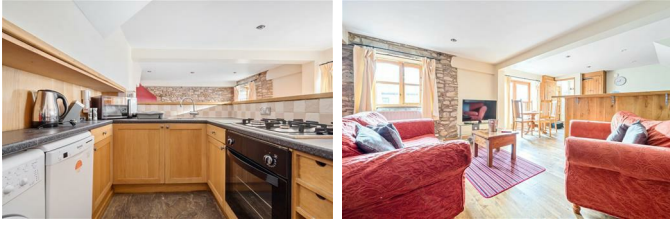
A stable type door leading into:

Entrance Lobby

With tiled floor, stairs to the first floor and door leading into:

Open Plan Lounge/Diner/Kitchen

22'8" x 12'6" (6.91 x 3.82)



With sitting room area incorporating wood burning stove within corner fireplace, exposed stone walls, patio doors to the courtyard at the front, ample space for a dining table, natural wooden floor and spotlighting.

The kitchen area is fitted with a range of base units in natural wood with grey laminate worktop over. Includes integrated electric oven, gas hob, stainless steel sink and mixer tap, plumbing for washing machine and dishwasher and space for fridge/freezer. A tiled floor and with breakfast bar to two sides around the kitchen fittings.

First Floor Landing



With exposed stone wall and Velux roof light. Interesting arrangement with vaulted ceiling and original timbers and beams etc. A natural wooden floor with steps up to both bedrooms and the bathroom. Door leads into:

Bedroom 1

16'1" x 9'4" (4.91 x 2.87)



With steps up and low head height. A spacious double bedroom (currently with three beds) and with exposed stone walls, beams, vaulted ceiling and Velux roof lights.

Bedroom 2

12'4" x 9'2" maximum (3.77 x 2.81 maximum)



Steps up. Spacious double room with Velux roof light, a vaulted ceiling and natural ceiling beams etc.

Bathroom

8'6" x 6'11" (2.61 x 2.11)



Fitted with bath and shower over with screen, low level WC, white wash basin with tiled splashback and fitted around sanitary fittings with white ceramic tiles. Vaulted ceiling, exposed timber beams, Velux roof light, chrome ladder style radiator, cupboard and tiled floor.

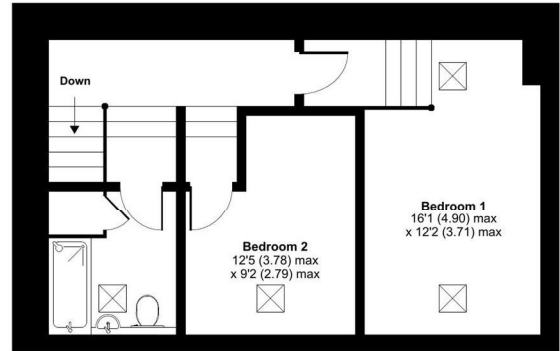
Externally

Large courtyard area.

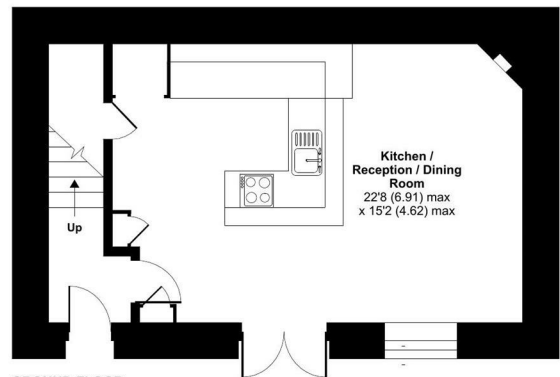
Floorplan The Stables

High Bringham, Bringham, Cockermouth, CA13


Approximate Area = 839 sq ft / 77.9 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Gridsales. REF: 1088543

THE HAYLOFT:



This comprises a two bedroomed first floor apartment.

Entrance

External steps lead up to floor level, with door leading into:

Open Plan Lounge/Diner/Kitchen

20'0" x 15'2" (6.12 x 4.64)



A lovely modern room with ample space for eating and relaxing and with vaulted ceiling with beams. Includes wood burning stove on raised hearth, television point and part painted wood panelling, Velux roof light, wood effect laminate floor and outlook over the front courtyard.

The kitchen area is fitted with a range of base and wall units in a mix of white gloss and wood effect with grey worktop over with matching upstand and white ceramic tiled splash-back. Includes integrated dishwasher, washing machine, electric oven with hob and extractor fan, integrated fridge/freezer and stainless steel sink with modern tap.

Bedroom 1

15'7" x 9'0" (4.76 x 2.75)



Double room with part painted wood panelling, vaulted ceiling with timber beams.

Bedroom 2

15'4" x 9'9" (4.69 x 2.99)



Spacious double bedroom currently with vaulted ceiling and timber beams and cupboard.

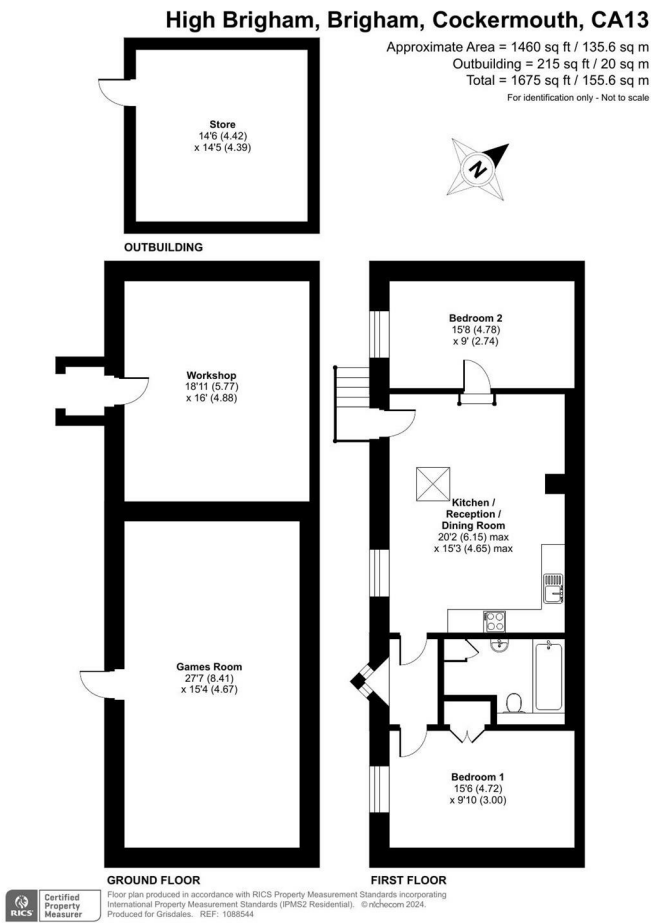
Bathroom

10'7" x 7'1" (3.23 x 2.16)



Fitted with pedestal wash basin with modern chrome mixer tap and tiled splash-back with wall mounted mirror above, modern curved chrome ladder style radiator, P-shaped bath with chrome mixer tap and wall mounted shower and attachments over and clear screen, low level WC. Fitted around sanitary fittings with beige ceramic tiles, cream ceramic tiled floor, spotlighting and extractor fan and cupboard.

Floorplan The Hayloft



THE GAMES ROOM

27'3" x 15'5" (8.33 x 4.70)



Accessed via a wooden door that leads into a large room with painted wood panelling to the walls, painted floor, electricity and wall mounted heater.

PARKING AND ACCESS

The owners of West Croft Cottages own the driveway into the courtyard and access must be granted to the neighbouring properties. There is parking within the courtyard for 1 - 2 cars per property.

STOREROOM ONE

9'6" x 7'4" (2.90m x 2.24m)

With exposed stone and brick walls.

STOREROOM TWO

12'0" x 4'9" (3.68 x 1.47)

THE LAMBING SHED

Currently a store room. Please note that the roof has partially collapsed.

WORKSHOP

19'4" x 16'4" approximately (5.90 x 4.99 approximately)

With cobble and stone floor and electricity.

DIRECTIONS

From Cockermouth take the A66 in a Westerly direction and at the Brigham/Broughton turn, turn left towards Brigham. Go past the church and follow the road right round for about ½ mile and take the left turn back into Brigham. Proceed into the village, passing Lawson Garth and just as there is a right fork in the centre of the road turn left and this brings you into the development.

COUNCIL TAX

The properties have a non-domestic rating as they have been used as self-catering holiday properties in recent times.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

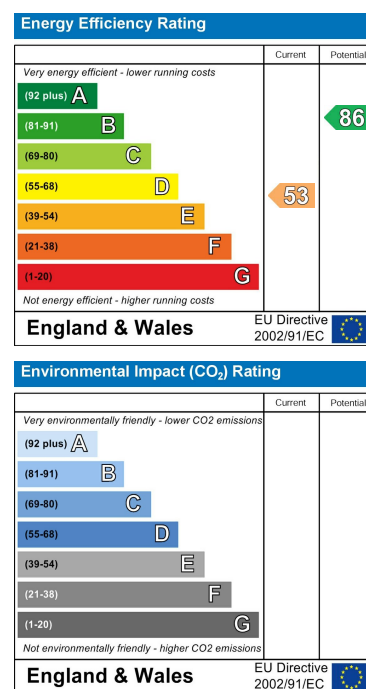
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.