



# GRISDALES

PROPERTY SERVICES



## Holme Garth Broughton Park, Cockermouth, CA13 0XW

**£365,000**

IT'S ALL ABOUT THE STUNNING SOUTH FACING VIEW, BEAUTIFULLY FITTED ROOMS AND FLEXIBLE ACCOMMODATION!  
and it's certainly a home of distinction.

Having been fully refurbished and re-fitted in recent times Holme Garth is a beautifully proportioned 5 bedroom detached home which offers some great space, perfect for a family wishing to spread out or for someone needing living and bedroom accommodation all on one level. It's elegant yet contemporary, practical yet stylish and offers tremendous flexibility with a great sense of homeliness.

A tarmac drive leads to a single garage with a raised paved balcony beyond perfectly situated for the views. Easy to maintain gardens surround the house.

It's location on the edge of Great Broughton lends itself to quick access to the A66 to Cockermouth, the Lake District and the west coast and it's within catchment of some Outstanding Schools.

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## THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

## ENTRANCE

The property is accessed onto half-landing level via a upvc door with frosted glazing panel to the centre and the sides and a large, frosted glazing panel above stating the name of the property.

Attractive staircase with oak ballustrade and clear glazing panels lead to the first floor and lower level.

## FIRST FLOOR LEVEL

With coving and telephone point. A large landing area with wall lights and doors leading to the bedroom accommodation, each room having an oak door with chrome ironmongery. Modern double oak doors with clear glazing panel lead into:

## OPEN PLAN FAMILY ROOM

24'11" x 20'11" (7.61 x 6.39)



A truly fabulous family room, split into 2 areas with ample space for relaxing and dining.

The main feature of this room is the large south facing window which gives a superb view and ample daylight.

Fitted with oak effect laminate flooring and coving throughout.

## LOUNGE / DINING AREA

17'10" x 15'10" (5.46 x 4.84)



With wall mounted electric fire, television point, window to the front. Ample space for dining and relaxing.

## KITCHEN AREA

20'11" x 9'6" (6.39 x 2.92)



Fitted with a range of base and wall units in grey with contrasting worktop over incorporating draining board and upstand. The kitchen includes integrated double electric oven with microwave oven above, integrated dishwasher and black sink unit with mixer tap. Large centre aisle with a good range of cupboards and drawers and incorporating a 4-ring electric hob and attractive lighting over.

Built in corner cupboard, window to the rear and upvc door to the rear.

## BEDROOM 1

13'8" x 9'10" (4.17 x 3.00)



A spacious double room with an aspect to the side and fitted with three sets of double built-in wardrobes including hanging space and shelving.

## BEDROOM 2

12'5" x 9'9" (3.81 x 2.99)



Double room with an aspect to the front. Measurement include cupboard.. Coving.

## BEDROOM 3

13'0" x 8'4" (3.98 x 2.56)



Currently used as a dressing room. Double room with coving and an aspect to the side.

## FAMILY BATHROOM

8'3" x 6'11" (2.52 x 2.11)



Fitted with bath with chrome mixer tap, wall mounted chrome shower over, including hand-held hose, rainfall shower and chrome controls, with a clear screen in chrome frame. Also includes low-level WC and wash hand basin with chrome mixer tap set into a vanity unit with 2 grey fronted drawers with matching built-in cupboard to the side. Wall mounted medicine cabinet with internal light. Fully fitted throughout with grey ceramic tiles.

Frosted window to the rear; spotlights; extractor fan and chrome ladder style radiator. Wood effect flooring.

## LOWER GROUND FLOOR

A staircase leads down to the lower level. Three useful storage cupboards. Internal doors in white with chrome ironmongery.

## BEDROOM 4

11'7" x 11'5" (3.55 x 3.48)



Double room with a lovely view. Coving, 2 double cupboards with hanging space and shelving with small double cupboard above

## BEDROOM 5 (currently used as a sitting room)

13'4" x 11'11" (4.08 x 3.64)



With double patio doors to the rear paved garden. Television point, coving.

## BATHROOM



Fitted with double sized shower enclosure including clear screen in chrome frame and wall mounted shower. Wash basin and w.c. and fitted around sanitary fittings with waterproof panelling. Wood effect flooring and frosted window.

## UTILITY ROOM

9'0" x 5'7" (2.75 x 1.72)



Fitted with laminate work top and stainless steel sink with cupboards below and wall mounted cupboards above. Ceramic splashback, wall mounted shelving and plumbing for washing machine with space for an additional appliance. Wall mounted gas boiler. Coat hooks, coving and wood effect flooring. Window to the front and useful under stairs alcove for storage.

## FRONT EXTERNAL

A paved path and steps from the driveway lead down to the front door with tiered gravelled areas with stone work, borders and additional paving etc. Outside tap.

## SIDE GARDEN



A crazy paving path opens up to a paved area with access into bedroom 5/sitting room. Well established shrub and floral borders open directly onto the footpath and green.

## REAR EXTERNAL



Accessed via the kitchen door or from steps from the path is a raised patio area with railings and a fabulous view over countryside to the Lake District Fells. Pedestrian access into the garage.

## PARKING



A tarmac drive for 2 – 3 vehicles leads to the single garage and paths lead to the front and rear:

## GARAGE

16'2" x 9'11" (4.95 x 3.04)

With electric up-and-over door; grey painted floor and white painted walls. Wall mounted shelving and built-in cupboards. Additional alcove with shelving.

## OUTLOOK



There is a fabulous view over rooftops to the countryside in the distance, including the River Derwent and the village of Brigham. The view opens out to the Northern Lake District Fells including Skiddaw, Ullock Pike and Dodd, moving round to Grassmoor and Red Pike and on to the Mosser Fells as well as Blake Fell.

## DIRECTIONS

From the A66 turn where signed to Great Broughton. Proceed over the bridge and as the road bears left and right go straight ahead up the hill, turning right at the top. Continue along here, turning left into Broughton Park, next left and the property is on the left.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band E.

## 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

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in 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. To find out more about how we can assist you, just call your nearest Grisdales office.

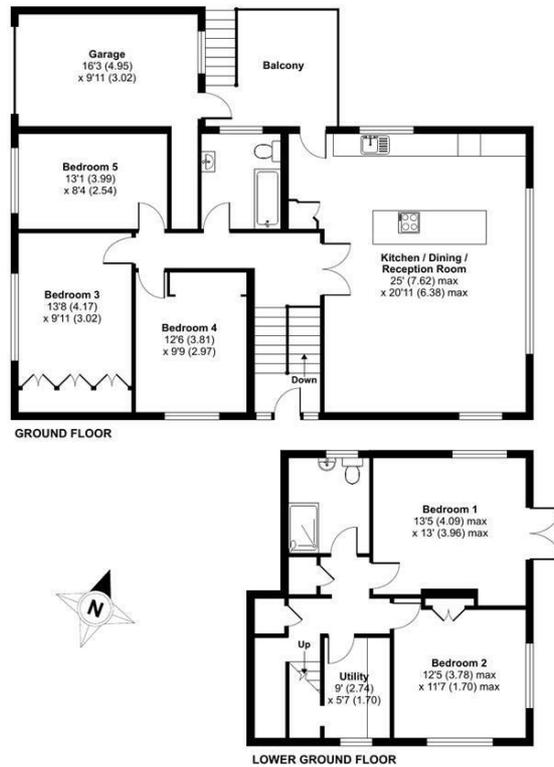
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

### Broughton Park, Great Broughton, Cockermouth, CA13

Approximate Area = 1824 sq ft / 169.4 sq m (includes garage)

For identification only - Not to scale

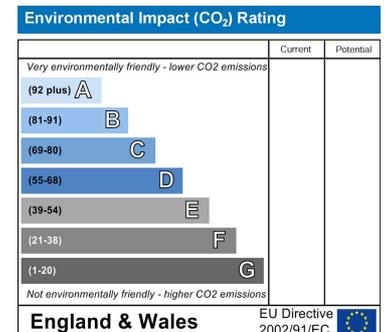
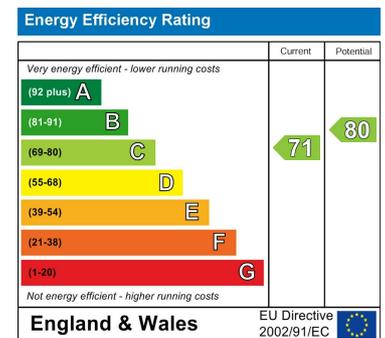


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickhecom 2024. Produced for Grisdales. REF: 1219362

## Area Map



## Energy Efficiency Graph



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