



## 13 High Rigg, Brigham, Cockermouth, CA13 0TA

**£410,000**

WOW!!!! What a position, What a property!

We are absolutely delighted to show you this fabulous four bedroomed extended detached family home which sits on an idyllic plot on the edge of Brigham with breathtaking views of the Northern Lake District Fells!

It's Wow through and through and offers superb and particularly spacious accommodation, fit for a Prince, including open plan family living space, two particularly large double bedrooms (including a master suite), family friendly gardens, ample parking and a double garage all of which has been perfectly fitted and maintained with the discerning family in mind.

We love the privacy it affords, the east and south facing views are first class, priceless and outstanding and it's convenient to Brigham Primary School, Cockermouth School (bus route) along with quick access to the A66, Cockermouth, the coast and Lake District.

JUST PERFECT!



## THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

## ENTRANCE

The property is accessed via a uPVC door with a frosted glazing panel which leads into:

## INNER HALLWAY

With tiled floor and access into the main house, garage and utility room. Door to the rear.

## CLOAKROOM/UTILITY

11'10" x 4'2" (3.63 x 1.29)



Belfast sink with 2 chrome taps. WC. Plumbing for washing machine, space for a second appliance and gas central heating boiler.

## KITCHEN

18'6" x 8'11" (5.65 x 2.74)



Well fitted with a comprehensive range of base and wall cabinets in natural wood with metal handles and worktop over with beige ceramic tiled splash back. Includes stainless steel sink with mixer tap, space for a double oven with black extractor fan over, integrated dishwasher and space for fridge/freezer. Under counter lighting; large window overlooking the front; cream tiled floor; space for a dining table and additional furniture. Opening up into:

## LARGE FAMILY ROOM



Open plan room with large picture windows making the most of the fabulous views and natural light. Incorporating two reception areas:

## LOUNGE/DINER

22'4" x 12'6" (6.83 x 3.82)



A fantastic room with 3 large picture windows (with natural wood window sills) and double doors onto the patio. Wood flooring, wall mounted modern electric fire, television points and ample space for relaxing and eating. Opening into:

## LOUNGE

15'2" x 13'4" plus alcove (4.63 x 4.08 plus alcove)



Another fabulous and very comfortable room with modern circular wood burning stove on round granite hearth. Window

to the side. Coving. Continuation of wood flooring. Useful under stairs alcove area. Door leading into inner hallway and first floor.

### INNER LOBBY

Continuation of wood flooring; frosted window to the front; stairs to the first floor.

### FIRST FLOOR LANDING:

Two windows to the front.

### BEDROOM 1

24'0" x 12'11" (max) (7.32 x 3.96 (max))



A superb master bedroom with oak flooring and a Juliet balcony accessed via a uPVC stable type door. Wall mounted electric fire and a modern white horizontal radiator. Access into the loft. Ample space for furniture. Door leading into:

### EN-SUITE

10'2" x 4'7" (min) (3.10 x 1.40 (min))



Beautifully fitted with bath and tap connected chrome shower hose. Round modern wash basin with chrome mixer tap set into natural wood vanity unit with cupboards, drawers and shelving. Low-level WC. Attractive tiling in white mosaic tiling. Waterproof panelling to the ceiling and spotlighting./ chrome ladder radiator. Laminate flooring.

### BEDROOM 2

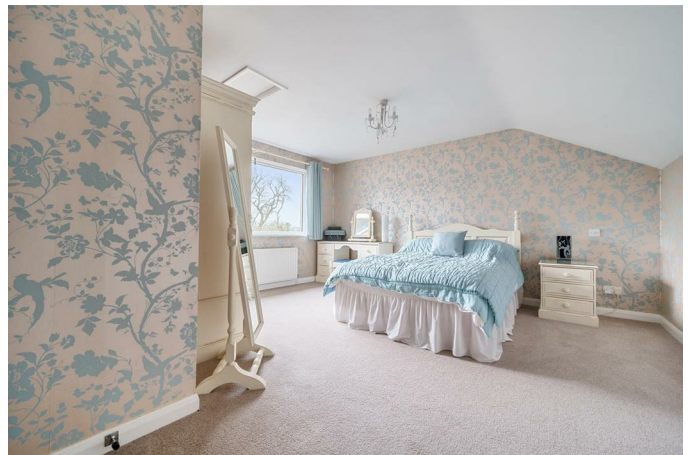
26'2" x 11'3" approx (7.99 x 3.43 approx)



Double room with an aspect to the rear. Wood flooring.

### BEDROOM 3

15'5" x 14'5" (4.7 x 4.4)



Another superb double bedroom providing ample space for additional furniture. Window overlooking the rear, fitted carpet. Access into the loft.

### BEDROOM 4

10'9" x 8'0" (3.29 x 2.45)



Another fabulous double room with a large window (shown as "office" on the floorplan but currently used as a dressing room, with a range of wall mounted shelving). Wood flooring.



## BATHROOM 1

7'7" x 5'7" (2.33 x 1.72)



With walk-in shower with clear screen in chrome frame, and wall mounted chrome shower and attachments. Chrome ladder style radiator; white wash hand basin with chrome mixer tap set into white fronted vanity cupboard. Fully tiled throughout with beige ceramic tiles. Waterproof panelling to the ceiling with spotlights; grey tile effect laminate flooring.

## BATHROOM 2

7'4" x 6'9" (2.24 x 2.08)



Fitted with bath and chrome tap connected shower over with pedestal wash hand basin. W.C. Fitted around sanitary fittings with beige ceramic tiles. Frosted window to the rear; waterproof panelling to the ceiling, spotlights and charcoal grey laminate flooring.

## GARAGE & PARKING

17'8" x 16'0" (5.41 x 4.88)



The property is accessed via sliding electric gates which lead onto a large block paved drive which gives access to the double garage - with an electric up-and-over door and pedestrian door into the house.

## GARDENS



To the side is a large lawn area with steps up to a patio - what a fabulous view! A block paved path leads around the side and steps lead up to a patio area which also runs to the rear of the house. A large shed/container sits to the far side. Wood store. bin storage space, outside tap.

## OUTLOOK



From the front there is a fabulous view over rooftops to the countryside in the distance.

From the side and rear there are 180 degree breathtaking view over fields to the Lake District fells in the distance including Binsey, Skiddaw, Dodd, Grassmoor and the Loweswater and Mosser fells and then right round to the Lamplugh fells.

## DIRECTIONS



The property is best approached by leaving Cockermouth on the A66 towards Workington. After approximately 2 miles turn left into Brigham, as signposted. Continue round the first sharp right hand bend and turn immediate left. Proceed into the village, turn left at the "T" junction and High Rigg is approximately 400m along on the right hand side. Proceed up the hill and the property is at the end of the first cul de sac.

## COUNCIL TAX

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

## 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.

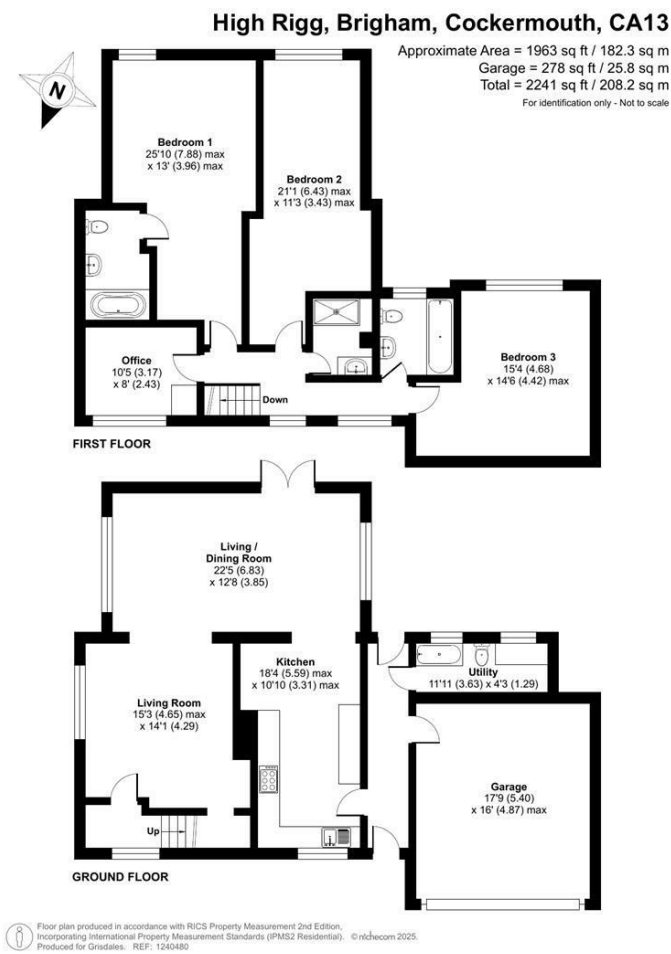
## MORTGAGE ADVICE

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.

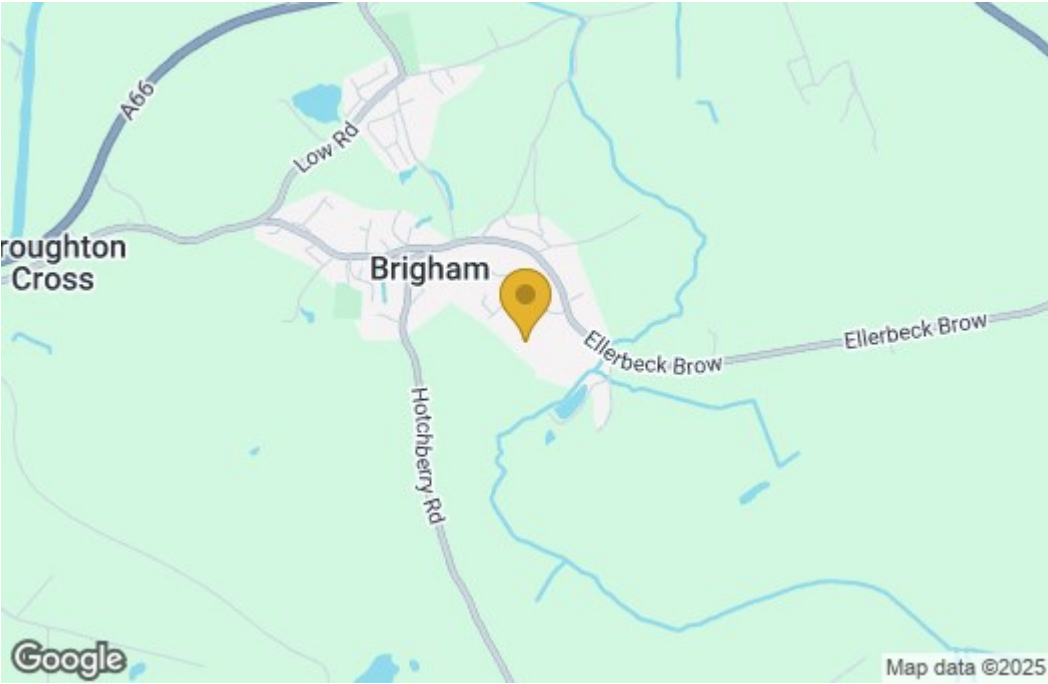
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

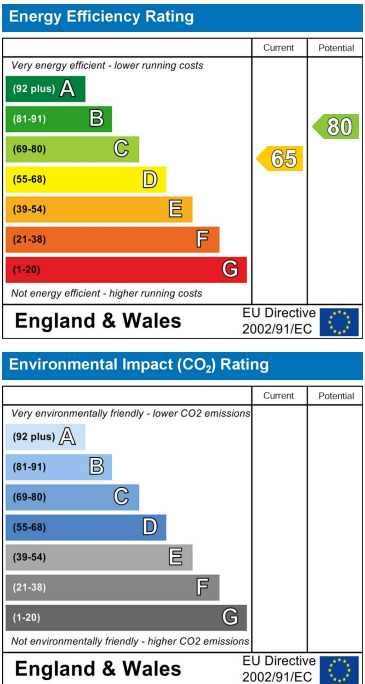
Floor Plan



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.