



Brigham

Offers in the region of £625,000

Lime Kiln, Low Road, Brigham, Cockermouth, CA13 0XH

A superbly upgraded substantial detached former coach house dating from 1829 and providing over 4,000 square feet of luxuriously appointed accommodation together with beautifully landscaped surrounding gardens.

Over four floors with a substantial and flexible basement, this most impressive house retains a variety of characterful original features including exposed stone walls and period fireplaces.

Internal viewing is highly recommended.

Located under three miles from Cockermouth with a cycle footpath and under sixteen miles from Keswick on a direct bus route, Brigham is conveniently situated for access to the Lake District National Park and West Cumbria.

Quick Overview

Superbly upgraded substantial detached former coach house dating from 1829

Under three miles from Cockermouth and under sixteen miles from Keswick

Over 4,000 square feet of luxuriously appointed accommodation

Characterful original period features

Seven bedrooms and four bath / shower rooms

Living room, dining room, study and fitted dining kitchen

Impressively landscaped mature gardens and extensive on-site parking areas

Internal viewing highly recommended



6



4



3



D



Ultrafast
Broadband
Available



4

Property Reference: KW0472



Dining Room



Study / Playroom



Kitchen



Kitchen

Accommodation

Ground Floor:

Entrance Vestibule

Entrance Hall

With radiator.

WC

With WC, wash hand basin, heated towel rail.

Living Room

With windows to two elevations, recessed fireplace with wood burning stove and timber over mantel, three radiators, front external door, rear double doors to the rear decked balcony, stairway to bedroom three.

Dining Room

With period fireplace, bar, two radiators, built in cupboard.

Study / Playroom

With radiator.

Dining Kitchen

With windows to two elevations, stylish contemporary range of fitted base and wall units including granite work surfaces, pelmet and plinth lighting, undermounted sink unit with Quooker boiling water tap, island unit with breakfast bar, integrated appliances comprising induction hob, double oven and combi microwave oven, fridge, freezer, dishwasher, wine cooler, three radiators, bifold patio doors leading to the landscaped garden.

Lower Ground Floor:

Utility / Boot Room and Bike Store

With external stable door, fitted base and wall units, sink unit with mixer tap, plumbing for washing machine, radiator.

Wine Cellar

With original stone floor and repointed original limestone wall.

Gym

With radiator, original limestone wall.

First Floor:

Landing

With radiator.

Bedroom One

With radiator, feature limestone wall.

Adjoining Dressing Room

With built in wardrobes and base unit.



Living Room



Kitchen



Bedroom Three / Study



Bedroom Four



Bedroom Five



Bedroom Six

En-suite Bathroom

With WC, two wash hand basins, large shower cubicle, roll top bath, heated towel rail.

Bedroom Two

With radiator, built in cupboard.

En-suite Bathroom

With WC, wash hand basin, quadrant shower cubicle, roll top bath, heated towel rail.

Bedroom Three / Study

With stairway access from the living room, roof window, two radiators, boarded storage in the eaves.

En-suite Shower Room

With WC, wash hand basin, quadrant shower cubicle, ceramic wall tiling, heated towel rail.

Second Floor:

Landing

With built in airing cupboard, substantial hot water tank.

Bedroom Four

With radiator, built in wardrobe.

Bedroom Five

With radiator.

Bedroom Six

With radiator.

Bedroom Seven / Study

With windows to two elevations, two radiators.

Bathroom

With WC, wash hand basin, quadrant shower cubicle, roll top bath, radiator.

Outside:

Front forecourt, expansive side gravel surfaced courtyard with vehicular access providing on-site parking spaces, beautifully landscaped side and rear gardens with extensive lawns, stocked and shrubbed borders, established trees, paved entertaining terraces, oil tank.

Services

Mains water and electricity. Septic tank drainage. Oil central heating. Google Nest controls allowing remote control of the heating via an app.

Tenure

Freehold.

Council Tax

Band E.



Bedroom One



Bedroom One En-suite



Side Garden



Bedroom Two



Bedroom Two En-suite

Directions

Proceed from Cockermouth towards Workington on the A595 and turn left where signposted to Brigham. Continue ahead past the Church and bear right into the village. The property is situated on the left beside the turning onto Stan Lonning.

What3words

///additives.giants.origin

Price

Offers in the region of £625,000.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT).

Meet the Team

Nick Elgey

Sales Manager

Tel: 017687 41741
Mobile: 07368 416931
nre@hackney-leigh.co.uk



Simon Bennett

Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Jane Irving

Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Angela Bell

Viewing Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Helen Holt

Viewing Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Steve Hodgson

Viewing Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01768 741741** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



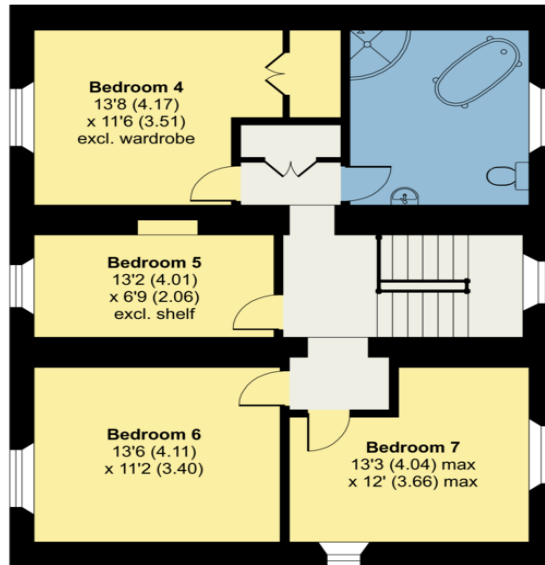
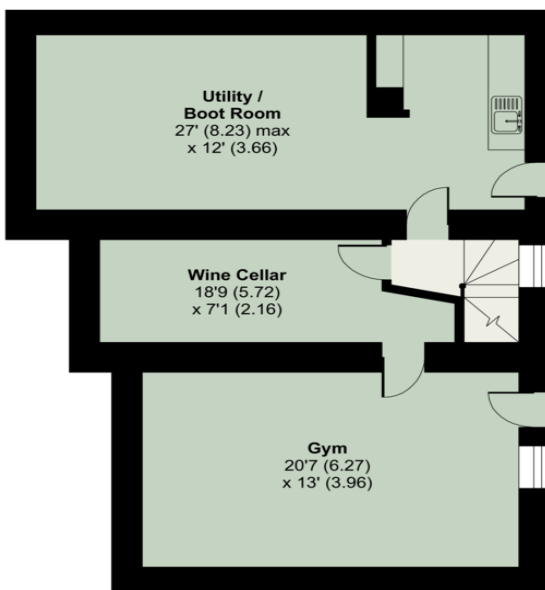
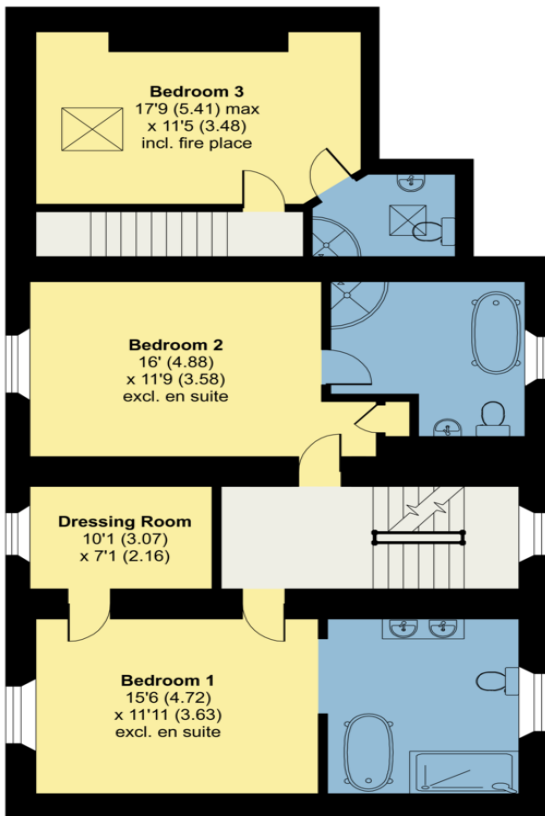
Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: keswicksales@hackney-leigh.co.uk

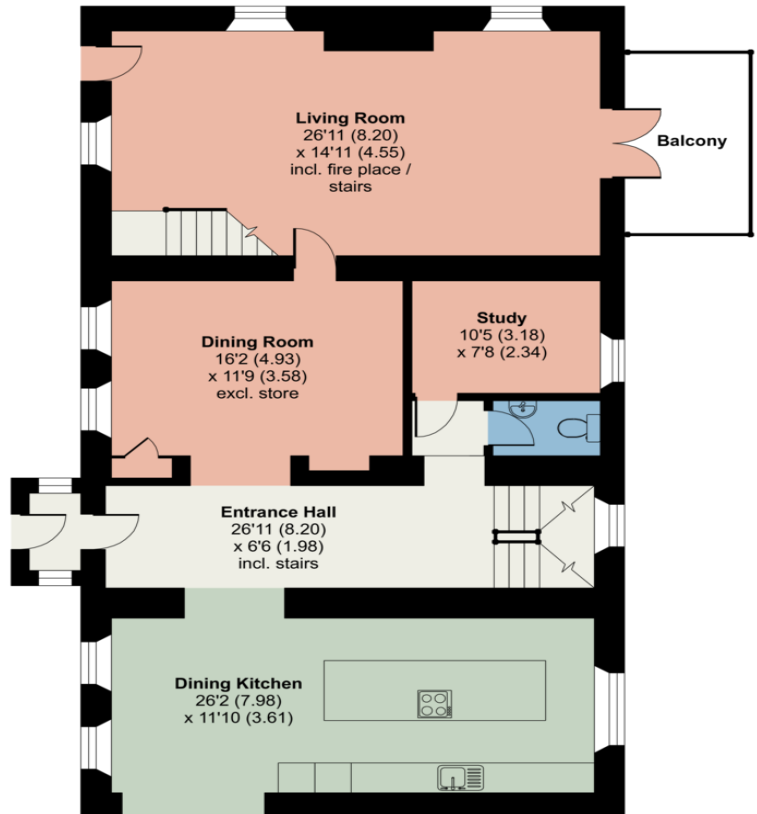
Lime Kiln, Low Road, Brigham, Cockermouth

Approximate Area = 4381 sq ft / 406.9 sq m

For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1316742

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 09/07/2025.

Request a Viewing Online or Call 01768 741741