

Low Road | Brigham | Cockermouth | Cumbria

Lime Kiln











## Accommodation in Brief

### **Basement**

Utility Area | Storage Room | Wine Cellar | Gym

### **Ground Floor**

Entrance Hall | Kitchen/Diner | Lounge | WC | Office/Playroom | Second Lounge

### **First Floor**

Bedroom with en-suite | Dressing Room | Bedroom 2 with en-suite | Office with en-suite

### **Second Floor**

Bathroom | Office/Bedroom | Three Bedrooms













## The Property

Rich in history and character, The Lime Kiln, dating back to 1829, presents an attractive opportunity to own a piece of local heritage. Once a coach house, this unique property has undergone a recent, thoughtful, and comprehensive transformation, sympathetically reimagined as a modern family home that retains much of its original character.

The property boasts distinctive features such as exposed limestone walls, original fireplaces, and attractive period details. Inside, the main living areas are generously proportioned and filled with natural light. A central hallway branches off to a contemporary kitchen/diner that spans the length of the house. The kitchen is fitted with modern appliances, including a Qooker boiling water tap, double fridge-freezer, double oven, and a combi microwave. Large French doors open onto the beautifully landscaped, south-facing garden.

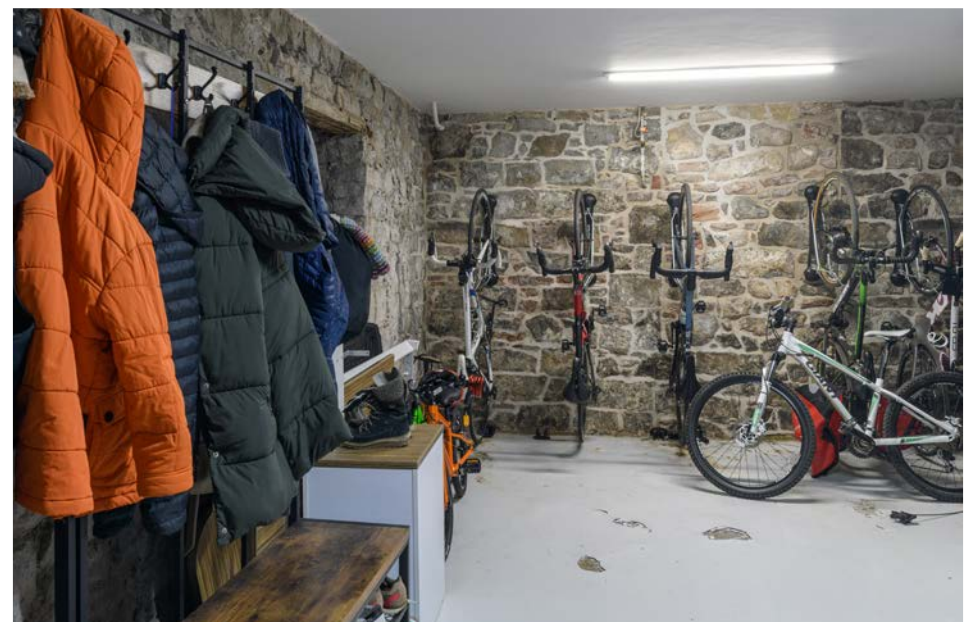
Across the hallway, two substantial lounges provide ample reception space. The first lounge features a breakfast bar for casual dining, while the second, formerly the coach works' ironmonger's, boasts French doors leading to outdoor decking, oak engineered flooring, and an inglenook fireplace with a wood burner at its centre. A staircase within this room grants exclusive access to a first-floor office with an adjoining shower room. A WC and a versatile office/playroom, adjacent to the main stairwell, complete the ground floor. Below, the basement has been tastefully renovated into a gym, wine cellar, and utility area – offering substantial, flexible space suited to a variety of uses. The gym and utility area both benefit from central heating.



The Lime Kiln has been meticulously updated with modern amenities, including a complete rewire, insulated plasterboard throughout, a new oil tank, and modern bathrooms featuring bespoke local craftsmanship.

The upper floors house the home's well-appointed bedrooms. On the first floor, two generously proportioned bedrooms each feature spacious, modern en-suites with showers and roll-top bathtubs. The luxurious principal suite benefits from bespoke lighting, vanity mirrors, and the added luxury of a dressing room.

The second and final floor features a further three bedrooms, a spacious office – which could be utilised as a fourth bedroom, and a modern family bathroom.











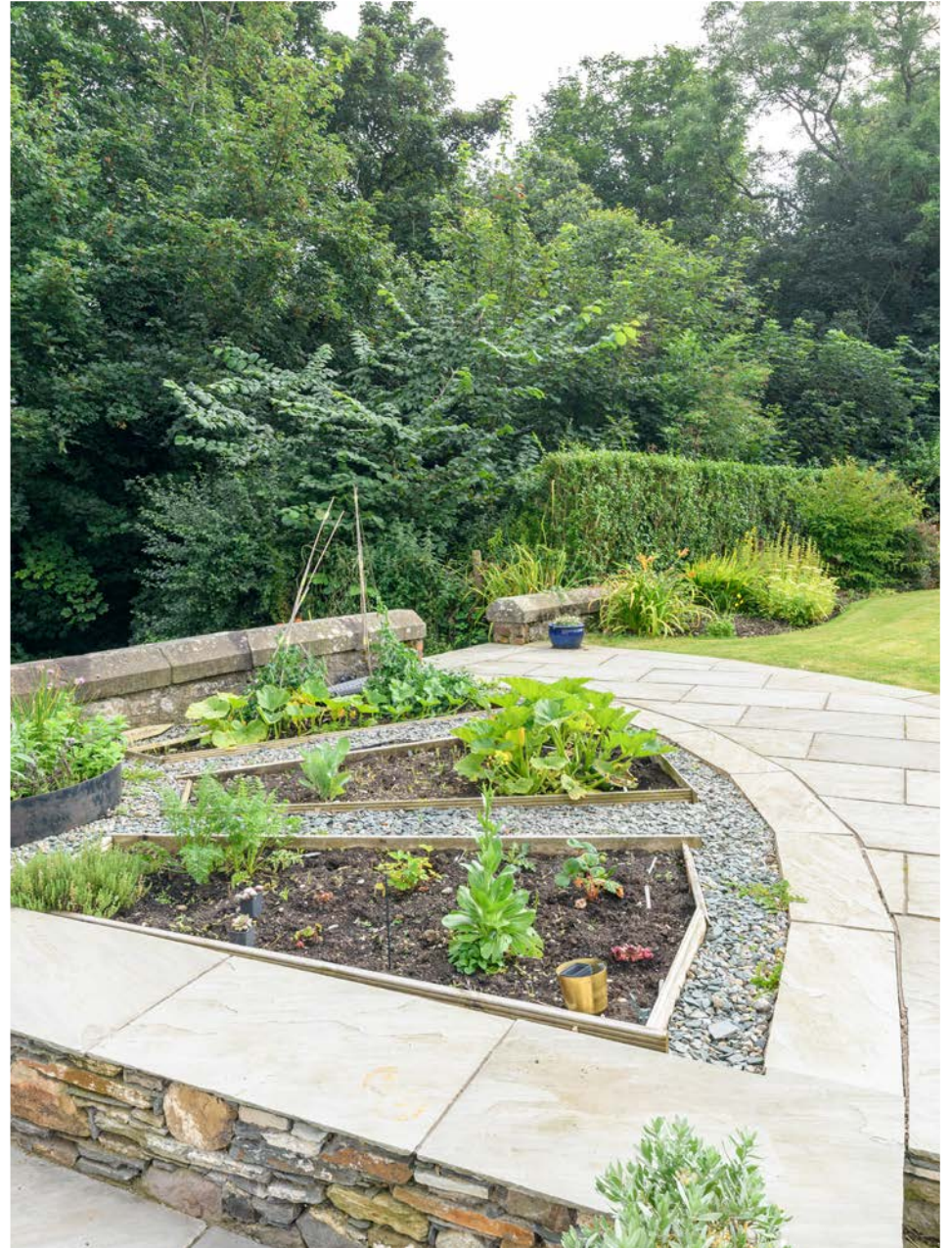






## Externally

The south-facing garden, recently landscaped, offers a private retreat backing onto an old quarry and enclosed by mature trees. A spacious outdoor patio, accessible from the kitchen/diner, provides a perfect space for outdoor relaxation. Beyond, the terraced garden is bordered by locally sourced stone walls, featuring lawned areas, vegetable beds, and mature plantings. A streetlamp sourced from Maryport Docks adds to the character of the outdoor space.







## Local Information

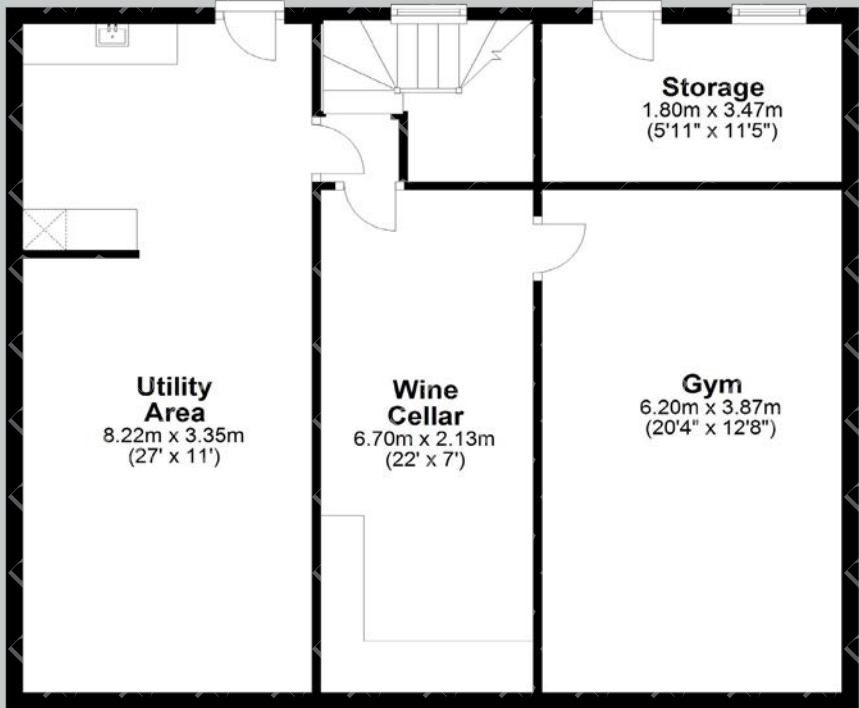
Brigham is a quiet village situated a short distance from the Lake District National Park and provides excellent access to the main employment centres of West Cumbria. The nearby market town of Cockermouth provides a good range of shops together with supermarkets, chemists, medical and dental surgeries, Community Hospital, sports centre and many restaurants and pubs.

The area is wonderful for walking and country pursuits with Loweswater and Ennerdale within easy reach of the property. There are lovely walks available immediately from the property. There is also a bus stop very close to the property for ease of transport to Keswick.

Brigham has its own primary school, and also nearby is the Eaglesfield Paddle Primary School. Secondary schools are available in Cockermouth and Keswick. St Bees School is nearby which provides private schooling from primary through to sixth form. For the commuter the M6 can be accessed via the A66, providing onward travel north and south. Mainline rail services are available at Penrith and Carlisle.



Floor Plans



Basement

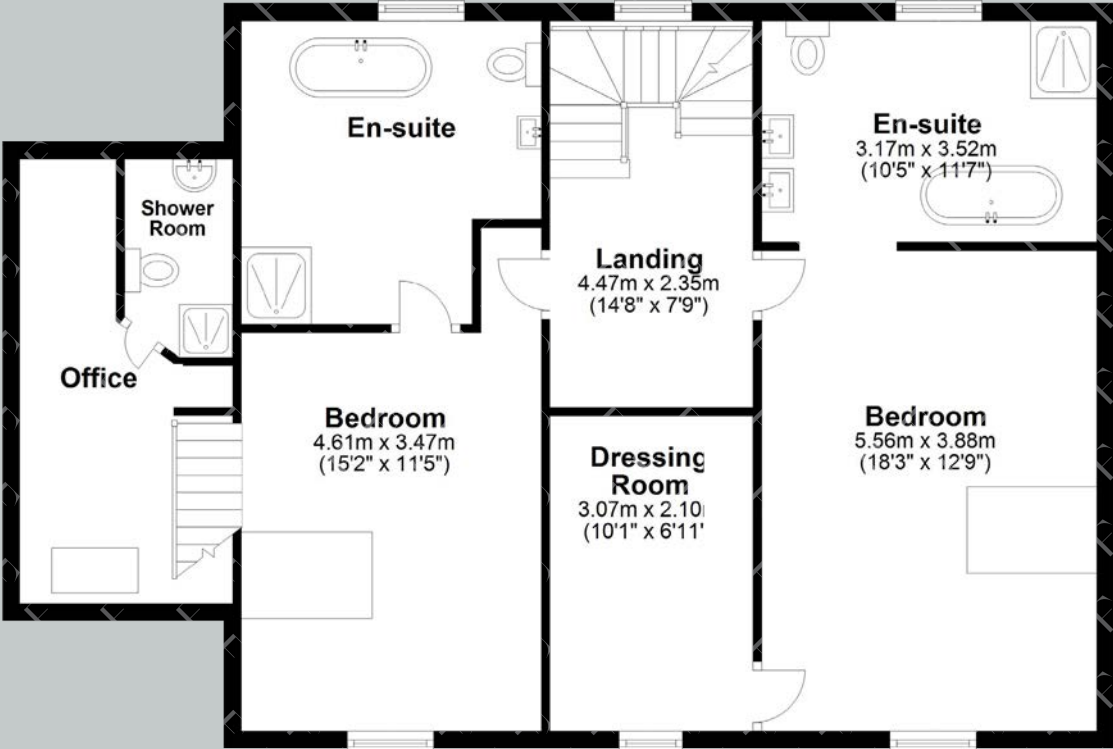


Ground Floor

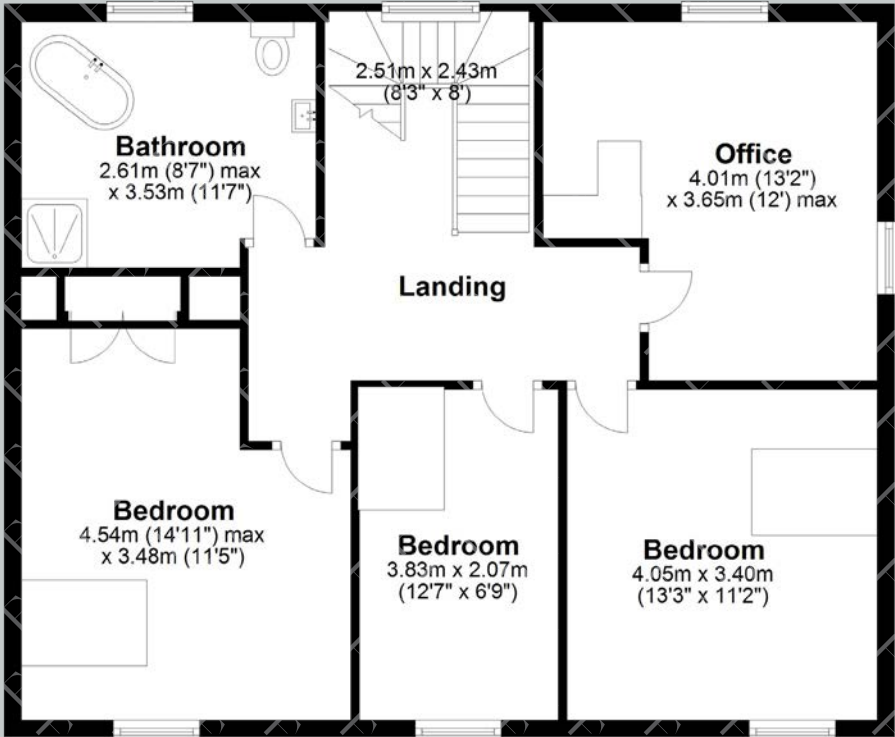
Total area: approx. 361.5 sq. metres (3891.3 sq. feet)



Floor Plans



First Floor



Second Floor

Total area: approx. 361.5 sq. metres (3891.3 sq. feet)



Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, gas and water. Drainage to septic tank. LPG oil fired central heating.  
Fitted with Google Nest controls allowing remote control via app.

Postcode

Council Tax

EPC

Tenure

CA13 0XH

Band E

Rating D

Freehold

## Viewings Strictly by Appointment

T: 0330 111 2266

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