



Glebe House Ghyll Bank, Little Broughton – CA13 0LH

Guide Price **£280,000**

PFK

Glebe House Ghyll Bank

Little Broughton, Cockermouth

Glebe House is an exceptional semi-detached period property that combines timeless Victorian elegance with spacious, versatile living – perfectly suited for a young or growing family. Occupying a **prominent position** within the charming village of **Little Broughton**, this home enjoys the best of both worlds: a peaceful village lifestyle and immediate proximity to **Cockermouth**, the Lake District National Park, and major road links to west Cumbria and beyond.

Set across three floors, this characterful home offers ample space and flexibility. The ground floor boasts two impressive reception rooms, both generously proportioned with high ceilings and large windows that flood the rooms with natural light. A stylish, well equipped modern kitchen completes the main living space on this level.

On the first floor, there are two substantial double bedrooms, a contemporary **four piece family bathroom**, and an additional separate WC, ideal for busy households. The second floor provides a further three bedrooms, offering scope for children's rooms, guest accommodation, or even home office space.

Externally, Glebe House benefits from **offroad driveway parking for multiple vehicles**, a **detached garage building**, and an **attractive lawned garden area to the side**, perfect for entertaining and children to play.

Little Broughton is a picturesque and sought after village just a few minutes drive from the bustling Georgian market town of Cockermouth. Known for its charm and community feel, the village is





Whether you're looking to upsize, relocate, or invest in a truly distinctive home, Glebe House is a rare opportunity in one of Cumbria's most desirable village settings.

ACCOMMODATION

Entrance Hall

Accessed via part glazed wooden door. A spacious hallway with dado rail, original tiled flooring, doors to the kitchen and reception room 1, and opening into the inner hallway.

Kitchen

12' 6" x 9' 3" (3.81m x 2.83m)

Fitted with a range of matching wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Space for freestanding cooker with extractor over, plumbing for under counter dishwasher, washing machine and tumble dryer, radiator and front aspect window.

Reception Room 1

17' 5" x 16' 2" (5.31m x 4.92m)

A bright and spacious reception room, benefitting from newly installed wood burning stove, set in a traditional fireplace with marbled hearth, two radiators, and side aspect sliding sash window overlooking the garden.

Inner Hallway

With large storage cupboard, stairs to the first floor, original tiled flooring, radiator, front aspect window and door to reception room 2.





Reception Room 2

15' 7" x 14' 1" (4.74m x 4.30m)

Currently utilised as a dining room, this is a spacious, versatile room with two radiators, large side aspect sash window, and glazed door leading out to the driveway at the front of the property.

FIRST FLOOR LANDING

Accessed by a staircase with half landing area, the main landing has stairs continuing up to the second floor, radiator and doors to the first floor rooms.

Bedroom 1

15' 7" x 13' 11" (4.76m x 4.24m)

A generous side aspect double bedroom with radiator and twin, sliding sash windows.

Bedroom 2

17' 5" x 14' 3" (5.32m x 4.34m)

Currently in use as the principal bedroom, this is a large double room with fitted wardrobes providing ample storage space, radiator and twin, side aspect sliding sash windows enjoying a lovely outlook.

Family Bathroom

12' 9" x 9' 1" (3.89m x 2.78m)

Fitted with a modern white four piece suite comprising close coupled WC, wash hand basin set on a wooden vanity unit, freestanding bath with floor mounted tap and hand held shower attachment, and large walk in shower cubicle with mains shower. Tiled walls and flooring, storage cupboard, chrome laddered radiator, recessed ceiling spotlights, and obscured front aspect window with shutters.

WC

4' 4" x 7' 0" (1.31m x 2.13m)

Fitted with a concealed cistern WC and wash hand basin, both set on a contemporary vanity unit, tiled walls and flooring, recessed ceiling spotlights, vertical heated chrome towel rail, and obscured front aspect sliding sash window.





SECOND FLOOR LANDING

With front aspect sliding sash window at half landing level, the landing has a loft access hatch, and doors giving access to the rooms on the second floor. This level would be perfect for teenage children, or as guest accommodation.

Bedroom 3

11' 10" x 15' 10" (3.60m x 4.83m)

A large double bedroom with part sloped ceiling and Velux rooflight, radiator and useful under eaves storage.

Bedroom 4

10' 8" x 9' 8" (3.26m x 2.94m)

With part sloped ceiling and Velux rooflight, radiator, and under eaves storage.

Bedroom 5

12' 10" x 6' 4" (3.90m x 1.93m)

Currently utilised as an office, but suitable as a single bedroom, with part sloped ceiling and Velux rooflight, radiator and under eaves storage.





ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

Directions

The property can be located using CA13 0LH or What3words///freshen.diets.blazed



GARDEN

The property enjoys a quiet position, tucked away down a small lane from Ghyll Bank, from where there is an entrance onto the private driveway which provides offroad parking for multiple vehicles and leads to a detached double garage outbuilding, with twin up and over doors, which is currently used for storage. The property enjoys an attractive lawned garden which lies to the side, with paved pathways and space for outdoor furniture.

Driveway

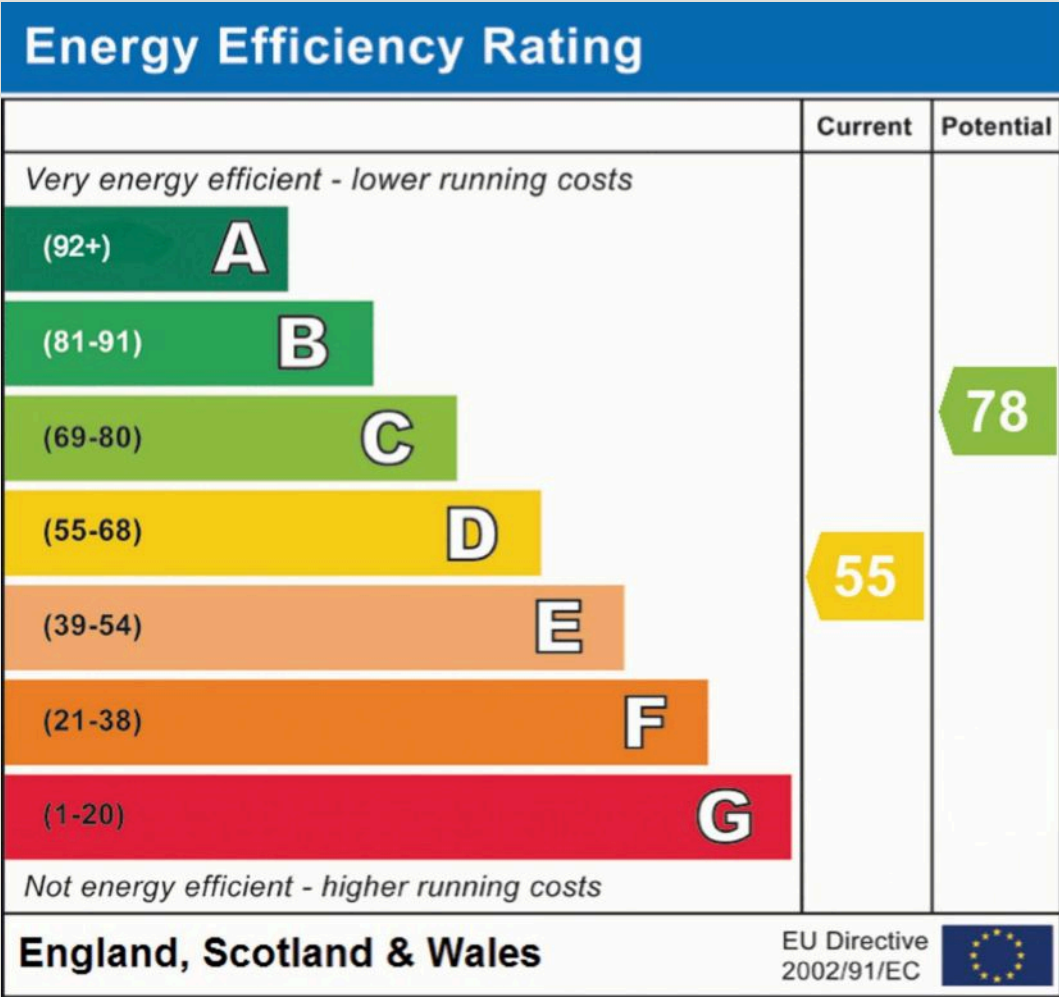
6 Parking Spaces

EPC rating D

Council Tax: Band C

Tenure: Freehold







PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

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