



Sunny Brow, Blindcrake, CA13 0QP
£450,000

PFK

Sunny Brow

The Property

A beautifully appointed and meticulously renovated three bedroom country cottage, sat on the edge of the popular Lake District village of Blindcrake, Sunny Brow enjoys a superb standard of comfortable accommodation, alongside a generous plot, gardens and views towards the Lake District fells.

The accommodation comprises lounge with multi fuel stove, dining room with space for a 6 person table, breakfast kitchen with space for a four person table and French doors to the garden, ground floor double bedroom and shower room. To the first floor are two further bedrooms with fell views and a three piece bathroom.

Externally there is offroad parking for three to four cars on the gated driveway, and a generous south facing private garden, with lawn areas, mature perennials, shrubbery, patio areas and storage shed.

This characterful property blends historic charm with modern convenience and is a wonderful opportunity to own a home in the quieter part of The Lake District, sold with no onward chain this is bound to be popular so book an early viewing to avoid disappointment.





Sunny Brow

Location & Directions

Situated on the edge of a popular Cumbrian conservation village within the Lake District National Park, this property boasts a prime location with stunning views of the northern and western Lake District Fells. The nearby market town of Cockermouth, just 4 miles away, offers a variety of amenities and top-rated schools, while easy access to the A66 via the A595 provides convenient links to Keswick, Penrith, and the west coast towns of Maryport, Workington, and Whitehaven.

Directions.

The property can be found by heading into Blindcrake from Redmain, at the village green keep left, then take the next left hand turn and at the top of the hill, turn right. The property can be found on the right hand side.



- Beautiful three bed country cottage
- Fully renovated throughout
- Lounge, dining room, two bathrooms
- Delightful gardens and village location
- No onward chain
- Council Tax: Band C
- Tenure Freehold
- EPC rating E

ACCOMMODATION

Entrance Hall

5' 5" x 2' 7" (1.64m x 0.80m)

Dual aspect windows, wooden bench seat, wooden internal door to dining room

Dining Room

14' 7" x 10' 6" (4.45m x 3.21m)

Front aspect room with stairs to first floor landing and built in understairs cupboard, tiled floor, spot lighting, space for an 8 person table, door to lounge, access to hallway.

Lounge

14' 6" x 10' 11" (4.43m x 3.33m)

Front aspect room with spot lights, tiled floor, wood burning stove in recessed hearth, point for tv, telephone and broadband points, wall mounted shelves.

Hallway

Two built in storage cupboards one which contains the boiler and plumbing for washing machine, spot lights, slate tiled floor.

Kitchen

10' 4" x 11' 10" (3.15m x 3.61m)

Light and airy front aspect room with Fell views and French doors to the garden. Fitted with a range of base and wall units in a light grey contemporary shaker style, with complementary wood effect countertop, point for free standing electric cooker, integral slim line dishwasher, stainless steel sink with drainage board and mixer tap, space for a four person dining table, slate tiled floor.

Bedroom 3

9' 3" x 8' 6" (2.81m x 2.59m)

Side aspect double bedroom



Shower Room

6' 2" x 5' 9" (1.89m x 1.75m)

Side aspect room comprising three piece suite; corner shower cubicle with mains powered shower, wc, wash hand basin, tiled walls and floor, vertical heated towel rail.

FIRST FLOOR LANDING

Bedroom 1

14' 10" x 8' 8" (4.51m x 2.64m)

Dual aspect double bedroom with Fell views and velux sky light, spot and wall mounted lights, built in wardrobes.

Bedroom 2

5' 11" x 10' 10" (1.81m x 3.31m)

Front aspect room with Fell views and access into loft space.

Bathroom

7' 3" x 5' 7" (2.22m x 1.69m)

Rear aspect room with wc, wash hand basin and bath, vertical heated towel rail, tiled walls and floor.

EXTERNALLY

Garden

A south facing sun trap garden laid mainly to lawn, with a variety of mature trees, shrubbery, perennials and patio seating areas.

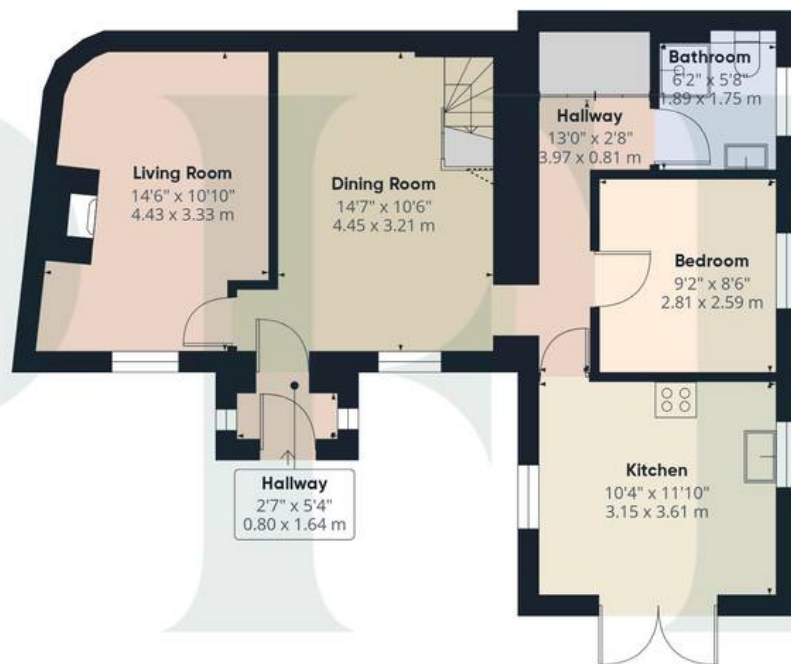
Driveway

4 Parking Spaces

Gated driveway parking for up to 4 cars.







Floor 0



Floor 1

Approximate total area⁽¹⁾

890 ft²

82.6 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC



ADDITIONAL INFORMATION

Services

Electric boiler central heating, mains electricity, water and drainage. Double glazed throughout. Please note: 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 : Naphthens 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.





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