



Thistle Field, Broughton Cross, CA13 0TY

Guide Price **£350,000**

PFK

Thistle Field

The Property:

Sit within a substantial plot in the popular semi rural village of Broughton Cross, Thistle Field is three bed detached house offering an incredible opportunity to create a substantial family home with enormous potential for extension and remodelling subject to planning permission.

The accommodation is light and airy feeling and comprises; a large open plan lounge/dining room with space for up to a 10 person table, kitchen, two large double bedrooms, a well proportioned single and a three piece bathroom.

Externally there is a lawned front garden, driveway parking for several cars to the side and rear, an attached double garage providing workshop or home gym space, and an extensive rear lawned garden.

It's rare to find such a fantastic opportunity like this, combined with a sought after location and no onward chain, so early viewing is essential to avoid missing out.





Thistle Field

Location & directions:

Broughton Cross is a conveniently located village just off the A66 some 3 miles from Cockermouth, within catchment for both St Bridget's C of E Primary School in Brigham and Cockermouth Secondary School. Its position provides excellent transport links to the west coast employment centres and Carlisle, both of which are within commutable distance, and the delights of the Lake District National Park are also within easy reach.

Directions

From Cockermouth take the A66 west towards Workington, taking the left hand turn signposted Brigham. Follow the road to the right and continue on. Head past the school on the left hand side and the property can be found on the right.



- Three bed detached house
- Large plot in popular semi rural location
- Excellent opportunity for extension (STPP)
- Easy access to Cockermouth, Workington and Lake District
- No onward chain
- EPC band TBC
- Council Tax band: D
- Tenure: freehold

ACCOMMODATION

Entrance Hall

12' 10" x 5' 10" (3.91m x 1.78m)

Accessed via UPVC doors with double glazed inserts and side panels, stairs to first floor landing with understairs storage cupboard, point for telephone.

Lounge-Dining Room

34' 3" x 11' 4" (10.43m x 3.46m)

A large light and airy dual aspect room which runs the full depth of the property and offers delightful garden views and UPVC glazed doors to the rear. The lounge area has a front aspect bay style window, feature fireplace with electric fire and point for TV. The dining area has space for up to a 10 person table.

Kitchen

16' 2" x 8' 9" (4.94m x 2.06m)

Dual aspect room with UPVC door and double glazed inserts giving access to the rear garden. Fitted with a range of base and wall units in a white shaker style finish with complementary green granite effect counter tops, stainless steel sink with drainage board and mixer tap, counter top mounted gas hob with extractor over and separate electric oven-grill. Space for under counter fridge freezer and point for washing machine.



FIRST FLOOR LANDING

Side aspect window, loft access via hatch.

Bedroom 1

15' 0" x 8' 10" (4.56m x 2.69m)

Front aspect double bedroom with bay style window overlooking open fields and two built in storage cupboards.



Bedroom 2

11' 11" x 9' 9" (3.62m x 2.96m)

Rear aspect double bedroom with built in wardrobes and storage units.

Bedroom 3

8' 4" x 6' 11" (2.53m x 2.11m)

Front aspect single bedroom with open field views.

Bathroom

6' 8" x 5' 10" (2.02m x 1.77m)

Rear aspect room comprising three piece suite with corner bath and mains powered shower over. Tiled walls and floor.

EXTERNALLY**Front Garden**

Large lawned front garden.

Rear Garden

Large lawned rear garden, with patio area.

Driveway

4 Parking Spaces.

A driveway to the side of the property provides ample offroad parking.

Garage

Double Garage

To the rear of the property is a large double garage.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1256 ft²

116.7 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

ADDITIONAL INFORMATION

Services

Mains gas, electricity, water and septic tank drainage. Gas 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.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

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