

## Brougham

**£500,000**

1 Brougham Avenue, Brougham, Penrith, Cumbria, CA10 2DD

Discover this exquisite four bedroom detached bungalow, a true gem nestled in the serene setting of Brougham, approximately 4 miles from the market town of Penrith. The property is presented immaculately, and briefly comprises of; Fitted kitchen, spacious living room, sun room and conservatory. Externally there are stunning gardens, a driveway for ample parking, double garage and workshop/ store.

Brougham is a small village or hamlet with close proximity to the historic Brougham Castle situated in the Eden District, while Penrith offers good transport links including bus services, railway station with links to North and South and M6 motorway.

Early viewings come highly recommended.

### Quick Overview

- 4 Bedroom detached bungalow
- 3 Reception rooms
- Peaceful location
- Workshop with electrics
- Utility room
- Bedroom 1 with En-suite
- Beautifully presented
- Driveway for ample parking
- Double garage
- Broadband - Superfast 67 Mbps



4



2



3



B



Superfast  
67 Mbps



Driveway  
& Double Garage

Property Reference: P0365





Kitchen



Living Room



Conservatory



Bathroom

### Introduction

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Leaving Penrith, head south-west on Corn Market/ A592 towards Great Dockray. AT the roundabout, take the 1st exit onto Ullswater Road/ A592. At the Skirgill Interchange. Take the 1st exit onto A66. At Kemplay Bank Roundabout, take the 3rd exit and stay on A66, slight right towards B6262. Continue onto B6262, turning left onto Brougham Avenue and then 1st right. The property is on the right hand side.

### Property Overview

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As you enter "Hallgarth" you step into the hallway leading to all bedrooms, living room and fitted kitchen. Storage cupboard and carpet flooring. The fitted kitchen equipped with modern appliances and ample storage, making it a culinary haven includes integrated electric hob, double oven and extractor. Integrated fridge/ freezer and dishwasher. Stainless steel sink with hot and cold taps. Grey coloured worktops with cream coloured wall and base units. Part tiled with laminate flooring. Access to the sun room and hallway. The sunroom is cosy in size, and provides views of the rear garden, seamlessly connecting the indoors with the outdoors. Laminate flooring. Spacious living room with large double glazed window to front and rear aspect, bringing in lots of natural light, the ideal room for entertaining guests. Log burner and surround, carpet flooring with double glazed sliding doors into the conservatory. The conservatory, the perfect retreat provides access to side aspect, looking onto the garden and small patio area. Carpet flooring.

The property offers 4 bedrooms. Bedroom 1 is a sanctuary of comfort, complete with an En-suite bathroom and fitted wardrobes. Large double glazed window to front and side aspect. Access to the hallway and locked utility room. Three piece En-Suite with shower over bath, WC and basin with hot and cold taps. Double glazed window to rear aspect with vinyl flooring. Bedroom 2 is a double bedroom with double glazed window to front aspect. Carpet flooring. Bedroom 3 is a small double bedroom with double glazed window to rear aspect. Bedroom 4 is currently being used as home office/ study with fitted wardrobes. Double glazed window to front aspect with carpet flooring. Three piece family bathroom with double shower, WC and basin with hot and cold taps. Heated towel rail. Double glazed window to rear aspect. Vinyl flooring.

There is also a utility room offering availability for a free standing fridge/ freezer and washing machine. Double glazed window and access to rear aspect. The boiler is located in this room. Vinyl flooring.

Please note we have been advised that there is a Tree Preservation Order on the copper beach at the side of the property.

We have been advised all work shall be carried out in accordance with BS 3998 "Tree Work Recommendations."



## Accommodation with approx. dimensions

### Ground Floor

### Hallway

**Kitchen** 11'5" x 9'8" (3.48m x 2.95m)

**Living Room** 24'7" x 12'8" (7.49m x 3.86m)

**Conservatory** 12'3" x 7'7" (3.73m x 2.31m)

**Sun Room** 11'6" x 8'6" (3.51m x 2.59m)

**Bedroom One** 17'8" x 16'5" (5.38m x 5.00m)

### En- Suite

**Bedroomm Two** 13'9" x 10'8" (4.19m x 3.25m)

**Bedroom Three** 10'3" x 9'8" (3.12m x 2.95m)

**Bedroom Four** 10'10" x 9'2" (3.30m x 2.79m)

### Bathroom

### Utility Room

### Outside:

Step outside to these beautifully landscaped gardens, offering a tranquil escape with an array of plants, shrubs, grassed areas and trees of various sizes. Whether you're a gardening enthusiast or simply enjoy the outdoors, this space is sure to captivate. The rear garden offers a large patio area, with fence and high for tree boundary.

**Garage** 21'8" x 19'8" (6.60m x 5.69m)

**Store/Workshop** 12'10" x 7'9" (3.91m x 2.36m)

### Services

Mains electricity, mains gas, main water. Mains drainage.

### Tenure

Freehold

### Age and Construction

We have been advised the property is approximately 48 years old, and is of brick and tile construction.

### Council Tax

Westmorland & Furness Council  
Band E

### Broadband Speed

Superfast 67 available.

### Energy Performance Rating

Band B

### Viewings

By appointment with Hackney and Leigh's Penrith office.

### What3Words Location

struck.rates.seagulls

### Price

£500,000



Bedroom One



Bedroom Two



Garden



Patio

# Brougham Avenue, Brougham, Penrith, CA10 2DD

Approximate Area = 1722 sq ft / 160 sq m

Garage = 319 sq ft / 29.6 sq m

Store = 102 sq ft / 9.4 sq m

Total = 2143 sq ft / 199 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2024. Produced for Hackney & Leigh. REF: 1174046

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