



**A charming extended cottage**

**Stylish modern kitchen with patio doors to the garden**

**Low maintenance rear garden**

**Attractive village location**

**Ideal for first time buyers, couples or as a second home**

**Finished to a high standard throughout**

**Recently fitted contemporary modern shower room**

**Parking to the front of the property**

**Easy access to the lakes and coast line**

**Summer house to the rear garden**

Nestled in the charming village of Dearham, Cobble Cottage is a stunning extended traditional cottage. Perfect for first-time buyers, young couples, or those looking to downsize, this extended cottage is a true delight from the moment you lay eyes on its attractive sandstone frontage. Step inside, and you are met with a home that is not just ready to move into, but one that whispers a warm invitation to stay. The interior is a seamless blend of tasteful and modern décor, exuding a comforting vibe that makes you want to kick off your shoes and settle in for good.

The village of Dearham itself is a delight, offering all the essentials within arm's reach. From charming pubs to a local school and a convenient garage with a store. The nearby towns of Workington, Maryport, and Cockermouth are just a short drive away, ensuring you're never too far from the action. For those who crave the tranquillity of nature, the Cumbrian coastline beckons with its stunning views, while the western lakes and surrounding fells stand ready to be explored. Whether you prefer a lazy day by the shore or an adventure in the hills, everything is within easy reach from your new home.

The ground floor of Cobble Cottage is a harmonious blend of style and functionality. The lounge, with its feature panelled chimney breast, offers the perfect spot to unwind after a long day. The rear extension reveals a modern kitchen that is both chic and practical, complete with an oak breakfast bar and high gloss units that perfectly complement the oak effect work surfaces.

The stylish shower room is a sanctuary in itself, boasting a vaulted ceiling with a skylight window that floods the space with natural light. A modern vanity unit, hand wash basin, and concealed cistern toilet complete the sleek look, adding a touch of luxury to your daily routine.

As you make your way to the first floor, you'll find two bedrooms that continue the theme of tasteful modern decor. With feature wall panelling and ample natural light, these rooms are a cosy retreat at the end of each day.

Outside, the property continues to impress with its own parking at the front and a low maintenance garden at the rear. Artificial grass and a patio create an oasis of calm, while a summer house with UPVC patio doors offers endless possibilities – a garden bar, a home office space, or a tranquil garden room, the choice is yours. In the heart of Dearham, Cobble Cottage stands as a testament to comfort, style, and the simple pleasures of life. With its warm embrace and inviting charm, this delightful home is more than just a house – it's a place to call home.



## SELLING WITH FIRST CHOICE MOVE

First Choice Move began in 2010 from humble beginnings—from a kitchen table in Egremont. Built on family values, hard work, and a passion for property, we have grown to become the largest estate agency in West Cumbria. As a family-run business, we believe in combining traditional estate agency values with the very latest marketing techniques to ensure every property gets maximum exposure. From high-quality photography, 3D tours, drone photography, videos and professional floorplans to online advertising and social media campaigns, we use a tailored approach to attract the right buyers. Our commitment to excellence has earned us multiple national, industry-recognised awards, a testament to our dedication to delivering outstanding service and results. We are more than just an estate agency—we're a trusted partner for buyers and sellers across West Cumbria, combining innovation with personal service to help you move with confidence.



## MORTGAGES

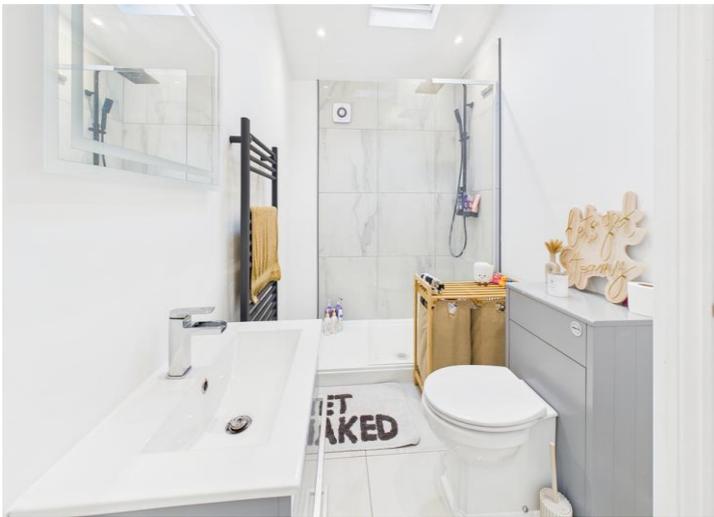
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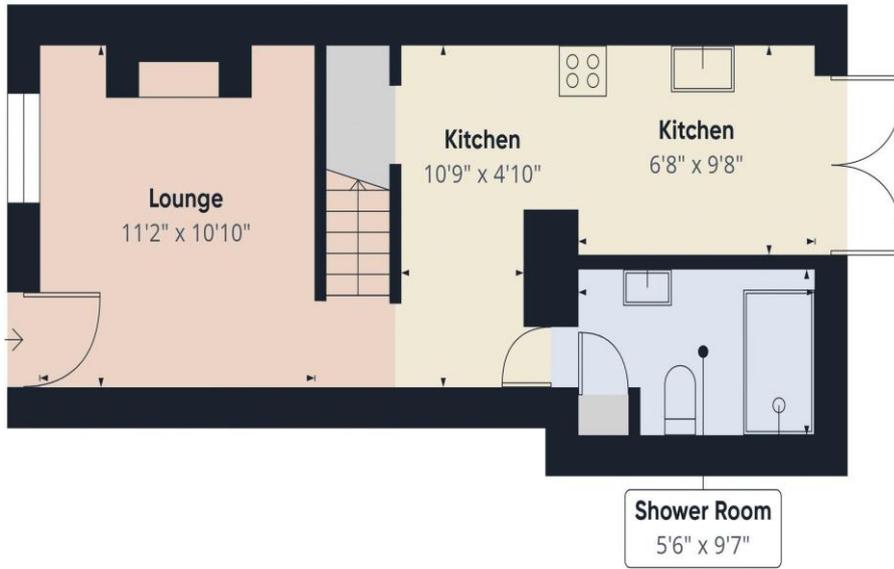
## NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.



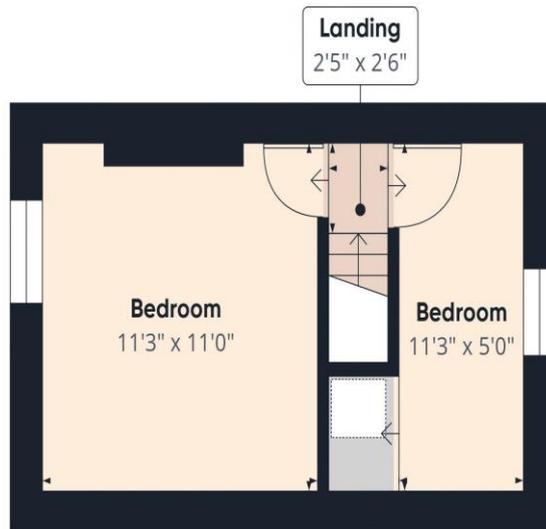






Ground Floor

Approximate total area<sup>m</sup>  
517 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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