



## 6 Derwent Park Great Broughton, Cockermouth CA13 0YS

House - Detached



3



1



1



64



GRISDALES

PROPERTY SERVICES

**£229,950**

### Key Highlights

- Treasured family home owned for over 55 years
- Far-reaching views front and rear, including Lake District glimpses and sunsets
- Balanced living space with a calm rear sun room
- Driveway and garage providing ample parking and storage
- Upgrading Opportunities - A Perfect Blank Canvas for your plans!
- Pleasant edge-of-village setting in Great Broughton
- Three well-proportioned bedrooms with lovely outlooks
- Established gardens offering colour, privacy, and year-round interest
- Convenient access to schools, amenities, bus routes, and the A66

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6 Derwent Park, Cockermouth





**Welcome to Derwent Park, Great Broughton,  
Cockermouth**

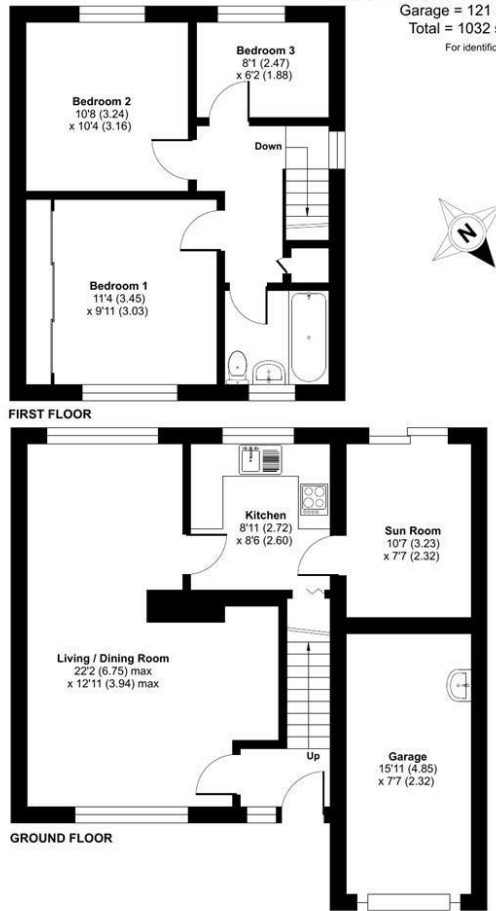
\*\*\* NO ONWARD CHAIN \*\*\*

Wake up to breathtaking views of the Lake District and surrounding countryside from this much-loved family home, perfectly positioned on the edge of the sought-after village of Great Broughton. Offering three bedrooms, generous living space, beautiful gardens, a garage and driveway, this is a rare opportunity to secure a home in an idyllic setting with everyday convenience close by.\*\*

Floorplan

Derwent Park, Great Broughton, Cockermouth, CA13

Approximate Area = 911 sq ft / 84.6 sq m  
Garage = 121 sq ft / 11.2 sq m  
Total = 1032 sq ft / 95.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Grisdates. REF: 1459157

Total Floor Area:  
sq ft

### OWNERS COMMENTS

In the owners words "My parents were the first owners of this house and loved living here so much they never moved! The house is always filled with light and the views across the seasons are spectacular. I grew up here and still find it surprisingly spacious and a perfect place to relax and unwind given its quiet peaceful location. I shall miss it."

### THINGS YOU NEED TO KNOW

The property is Freehold and benefits from mains gas, electric, water and drainage services.

### YOUR NEW HOME

Set in a lovely position on the edge of Great Broughton, this charming home has been treasured by the same family for over 55 years and now offers a rare opportunity for its next chapter. Beautifully maintained throughout its ownership, it exudes a warm and welcoming feel, providing a comfortable and well-cared-for living environment. One of its most captivating features is the wonderful outlook, with far-reaching views to both the front and rear – from glimpses towards the Lake District at the front to the ever-changing colours of stunning sunsets behind, creating a truly special setting to enjoy day in, day out. Inside, the accommodation is thoughtfully arranged and well proportioned, making it ideal for family living while still feeling manageable and inviting. There are three bedrooms to the first floor, each offering a pleasant outlook, while downstairs provides a lovely balance of living space. A particular highlight is the sun room at the rear – a calm and relaxing spot, perfect for unwinding with a book or simply enjoying the garden views in peace and quiet.

Externally, the property continues to impress with its established and well-tended gardens, offering both colour and privacy across the seasons. A driveway and garage add to the practicality, providing ample parking and useful storage space.

The location is equally appealing, combining a semi-rural feel with everyday convenience. Well-regarded schools, local shops, welcoming pubs, and regular bus routes are all within easy reach, while the nearby A66 ensures straightforward access for commuting or exploring further afield. Altogether, this is a delightful, much-loved home in a highly desirable setting, ready to be enjoyed for many years to come.

### A LITTLE MORE INFORMATION

This delightful home has been lovingly maintained over the years and now offers an exciting opportunity for its next chapter. Presenting a true blank canvas, it's perfectly poised for a new owner to bring their vision to life and create something truly special. Whether you're considering upgrading the interiors, extending to maximise the space (subject to the necessary permissions), or simply refreshing and redecorating to suit your own style, the possibilities here are plentiful.

The beauty of this home is that it is perfectly comfortable and functional as it stands, allowing you to move straight in and take your time planning any changes at your own pace. With its solid foundation and well-cared-for feel, it provides the ideal starting point for transformation while already offering a welcoming place to live.

Full of potential and promise, this is a home that invites imagination and creativity—an opportunity not just to buy a property, but to shape a home around your lifestyle. Come and take a look for yourself and see just how much it has to offer.

### DIRECTIONS

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### LOCAL COMMUNITY

CA13, centered on Cockermouth and surrounding villages, offers a highly desirable market town lifestyle on the edge of the western Lake District. The area is known for its attractive historic centre, independent shops, cafés and cultural appeal, along with strong local amenities including a wide choice of supermarkets. Education is well regarded, with schools including Cockermouth School and several local primary schools serving the wider area. Residents benefit from healthcare services, leisure facilities and good road links to nearby employment centres such as Workington and Whitehaven. With its blend of heritage, riverside setting along the River Derwent and proximity to outstanding countryside, CA13 is particularly popular with families, professionals and those seeking a balance of market town living and access to the Lake District.











**Location**



**Energy Performance**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	<b>74</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Additional Information**

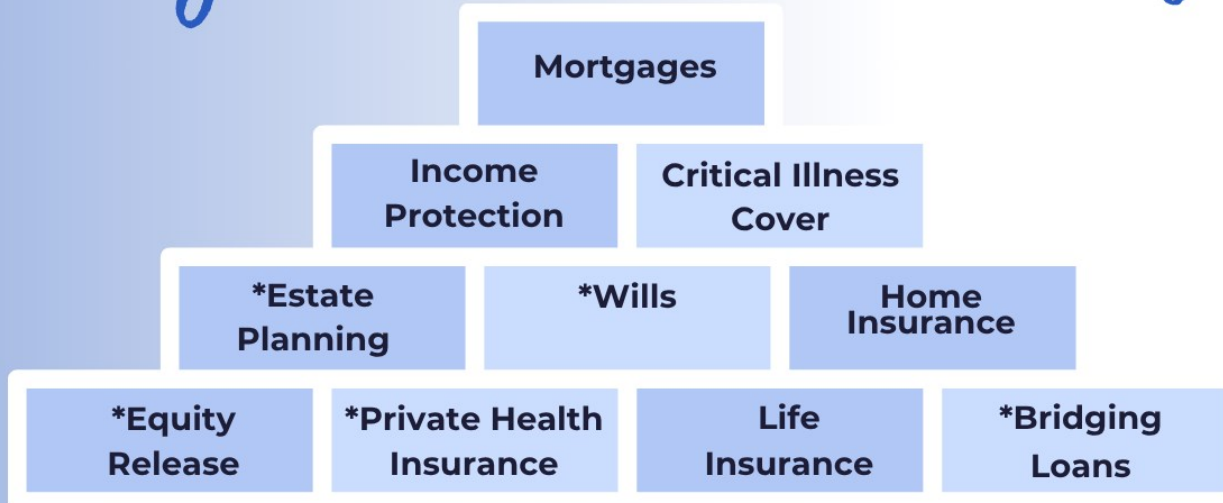
Tenure: Freehold Council: CUMBERLAND Tax Band: C

**Please Note:**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



# All your needs under one roof



\*Advice in these areas will be referred to a specialist

## Meet the team

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The advice will be given by the right retirement plan limited

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