



Miramar Seaton Road, Broughton Moor, Maryport, CA15 8ST

Guide Price £260,000

PEK

# Miramar Seaton Road

## The Property:

Miramar is a beautifully renovated semi detached bungalow situated in the quiet village of Broughton Moor, offering stylish interiors and an extensive plot. Currently benefitting from a new driveway being laid, this home is only getting better! The property has been significantly upgraded, including a new K rend finish, full reroof, and an extension to enhance the contemporary kitchen/diner. Inside, the spacious entrance hallway leads to an attractive lounge with a wood burning stove and sliding patio doors to the front garden. The sleek, modern kitchen has been designed with entertaining in mind, featuring bifolding doors that open seamlessly out onto the rear garden.

There are two well proportioned double bedrooms, including an impressive principal bedroom that was originally two rooms but has been combined to create a spacious retreat. A stylish four piece family bathroom completes the main accommodation, while the extension now provides an additional boot room with striking feature tiling and a walk in shower.



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## The property continued....

What truly sets Miramar apart is its outstanding outdoor space. Alongside the newly laid driveway, there is a lawned front garden and a stylish patio area with charming pond. To the rear, the expansive garden offers a wonderful space for relaxation and entertaining, with raised vegetable beds, greenhouse and a raised decked patio perfect for alfresco dining. Beyond the main garden lies a separate paddock area, providing a wealth of opportunities, whether for hobby farming, additional recreational space, or even potential development, subject to necessary consents.

With its stunning finish, generous plot, and flexible living space, Miramar is a truly unique home that will appeal to a range of buyers. Whether you're relocating to enjoy village life, looking for a stylish bungalow with space to grow, or seeking a home with further potential, this property is an exceptional opportunity. And with the final touches still being completed, including the driveway, this is a home that is only getting better!





## Miramar Seaton Road

### Location & Directions:

Broughton Moor is a charming village offering a peaceful, semi-rural lifestyle while remaining well connected to nearby towns. The village has a primary school, local shop, and a community hall, with further amenities available in the nearby towns of Cockermouth and Workington, both just a short drive away. Cockermouth offers an array of independent shops, cafes, and schools, while Workington provides larger supermarkets, retail parks, and transport links, including a railway station. The area is also well placed for access to the Lake District National Park, making it ideal for those who enjoy outdoor pursuits.

### Directions

The property can be located using either CA15 8ST or What3words///claims.amuses.surnames



- **Spacious 2 (originally 3) bed bungalow on an extensive plot**
- **Expansive rear gardens with large slabbed patio, decked area & additional paddock space**
- **Council Tax: Band B**
- **Tenure: Freehold**
- **EPC rating C**

## ACCOMMODATION

### Hallway

Accessed via a part glazed composite door with obscured glazed side panels. A bright hallway with downlights, radiator, and doors leading to all rooms.

### Lounge

12' 6" x 15' 6" (3.81m x 4.72m)

A bright, front aspect reception room with patio doors leading out to the gardens, attractive wood burning stove set on a slate hearth, radiator and wall mounted lighting.

### Dining Kitchen

A stunning kitchen fitted with a range of contemporary, matching wall, base and full height units with complementary quartz work surfacing and upstands, incorporating Belfast sink with mixer tap. High quality integrated appliances including induction hob with extractor over, eye level double electric oven, fridge freezer and dishwasher. Space for large dining table and chairs with feature pendant lighting over, radiator, downlights, large rear aspect window, folding patio doors out to the rear gardens, and door to shower room.

### Utility Room

5' 9" x 9' 5" (1.75m x 2.87m)

Fitted with modern matching wall and base units with complementary quartz work surfacing and upstands, incorporating sunken stainless steel sink with mixer tap and tiled splashbacks. Plumbing for undercounter washing machine and tumble dryer, vertical chrome laddered radiator, recessed ceiling spotlights, and part glazed UPVC door out to the rear gardens.

### Bedroom 1

19' 7" x 12' 5" (5.98m x 3.78m)

A spacious room, originally two bedrooms but knocked through to create a large principal bedroom, with radiator and twin front aspect windows overlooking the gardens. A third bedroom could easily be reinstated if required.



### Bedroom 2

12' 8" x 9' 6" (3.85m x 2.90m)

A generous, rear aspect double bedroom with radiator, and enjoying views over the gardens.

### Bathroom

7' 11" x 7' 7" (2.42m x 2.30m)

Fitted with four piece white suite comprising low level WC, wash hand basin, freestanding rolltop bath with hand held shower attachment, and tiled corner shower cubicle with mains shower. Storage cupboard, part wainscoting to walls, loft access hatch, recessed ceiling spotlights, and obscured rear aspect window.

### Boot Room/Shower Room

7' 4" x 12' 0" (2.24m x 3.65m)

A full width extension has been added to the property, incorporating an additional boot room/shower room, offering a wet room with mains shower and glass screen. Chrome laddered radiator, attractive part tiled walls with matching tiled flooring, recessed ceiling spotlights, loft access hatch with integrated stepladder, front aspect window and part glazed UPVC door out to the side.

### Loft

Please note the loft space is newly insulated and fully boarded, housing the central heating boiler and offering ample storage space.





## EXTERNALLY

### Garden

Miramar is set well back from the road on a generous plot, offering plenty of outdoor space. A newly laid tarmac driveway provides ample parking for multiple vehicles, with a lawned front garden and a paved area featuring a pond. Side access leads to the rear garden, where a newly laid patio provides a great space for outdoor seating. Steps lead up to a large lawned area, with raised vegetable beds and greenhouse, and also benefits from a raised decked patio that is perfect for entertaining or simply enjoying the open surroundings. Beyond the garden, there is an additional paddock area, offering a range of potential uses to suit the needs of the new owner.

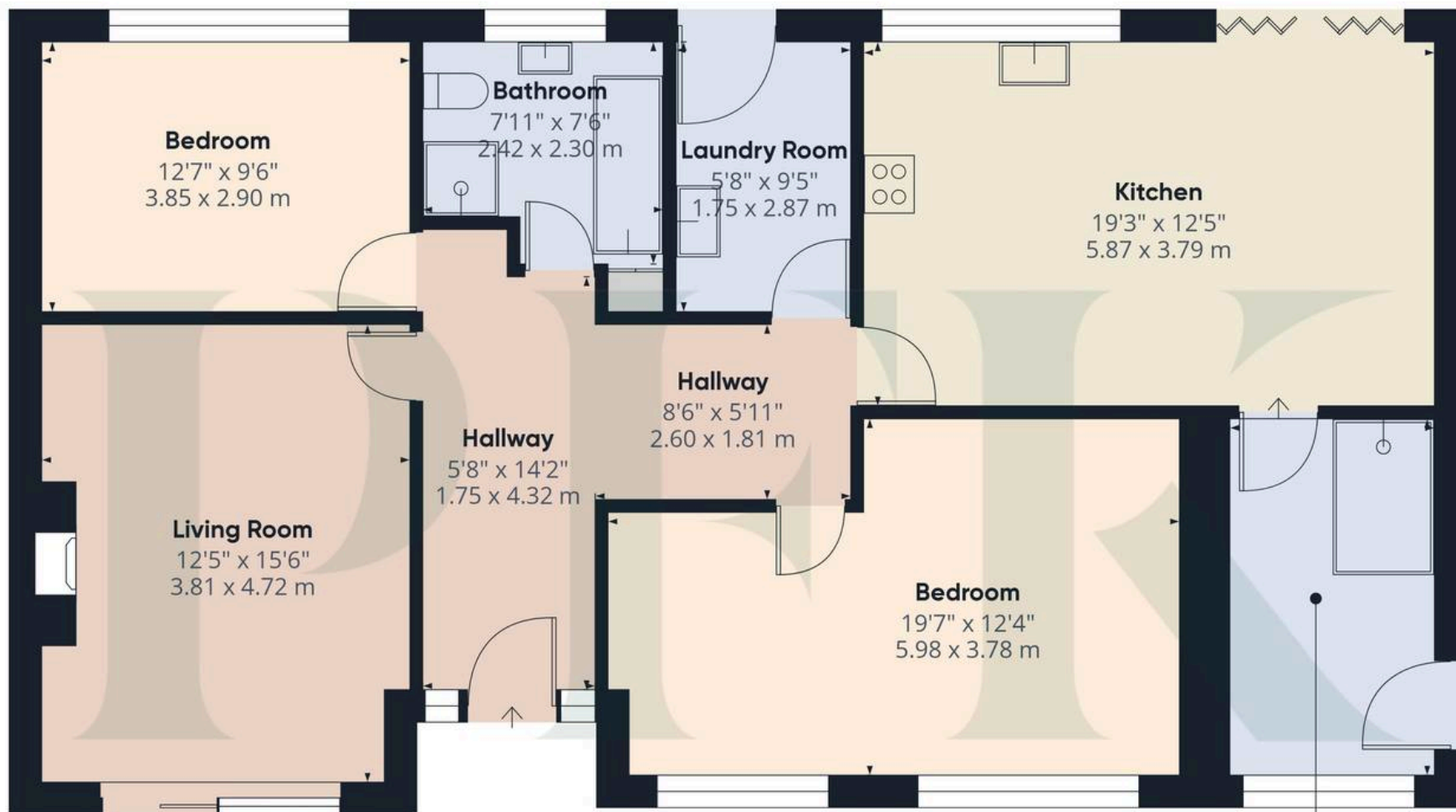
### DRIVEWAY

6 Parking Spaces

A newly laid tarmac drive to the front offers offroad parking for multiple vehicles.







**Bathroom/Boot Room**  
7'3" x 11'11"  
2.24 x 3.65 m

**Approximate total area<sup>(1)</sup>**

1104.27 ft<sup>2</sup>  
102.59 m<sup>2</sup>

(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.

**ADDITIONAL INFORMATION**

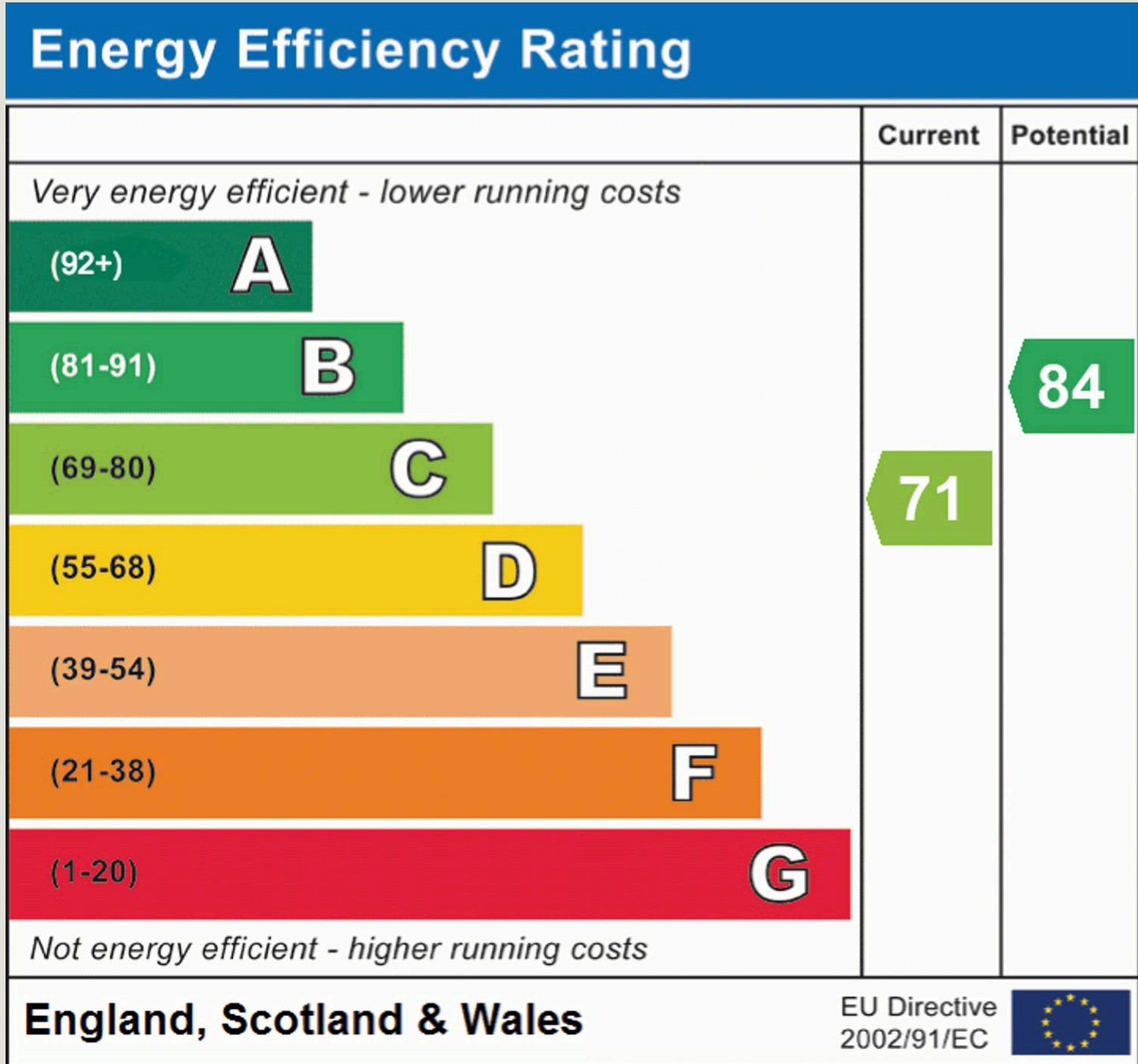
**Services**

Mains gas, electricity, water (no water meter) & drainage.  
 Gas fired central heating and double glazing installed.  
 Fibre broadband installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

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- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti – Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





## PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

[cockermouth@pfk.co.uk](mailto:cockermouth@pfk.co.uk)

[www.pfk.co.uk/](http://www.pfk.co.uk/)

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