



1 Fernleigh Close, Tallentire - CA13 0NS

£500,000 Freehold

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This exceptional home offers a superb opportunity to acquire a beautifully presented property that combines generous space, modern design, and a highly desirable semi-rural setting. Extending to approximately 190 sq.m. of versatile accommodation, it has been thoughtfully arranged for contemporary family living, with a strong emphasis on open-plan space and flexibility for home working. At its heart is an impressive family room, created by opening the dining area into the kitchen, forming a stylish and sociable hub featuring a high-specification kitchen with Silestone worktops, integrated appliances and a central island. The home enjoys a wonderfully bright and airy feel throughout, enhanced by an open aspect to three sides and attractive south-facing pastoral views stretching towards the distant Lake District fells. A conservatory along with a lounge and study adds to the ground floor space, while two particularly spacious bedrooms—including a principal with en-suite and fitted wardrobes, and two further bedrooms —provide comfortable and well-appointed accommodation. Externally, beautifully maintained cottage-style gardens, bags of parking (and space for a caravan) along with a double garage add to the appeal. Situated within a sought-after village, the property offers convenient access to well-regarded local schools and the excellent amenities of nearby Cockermouth. With countryside walks on the doorstep and easy access to the Lake District National Park, this is a fantastic opportunity to enjoy a well-balanced lifestyle in a truly appealing setting. NO ONWARD CHAIN





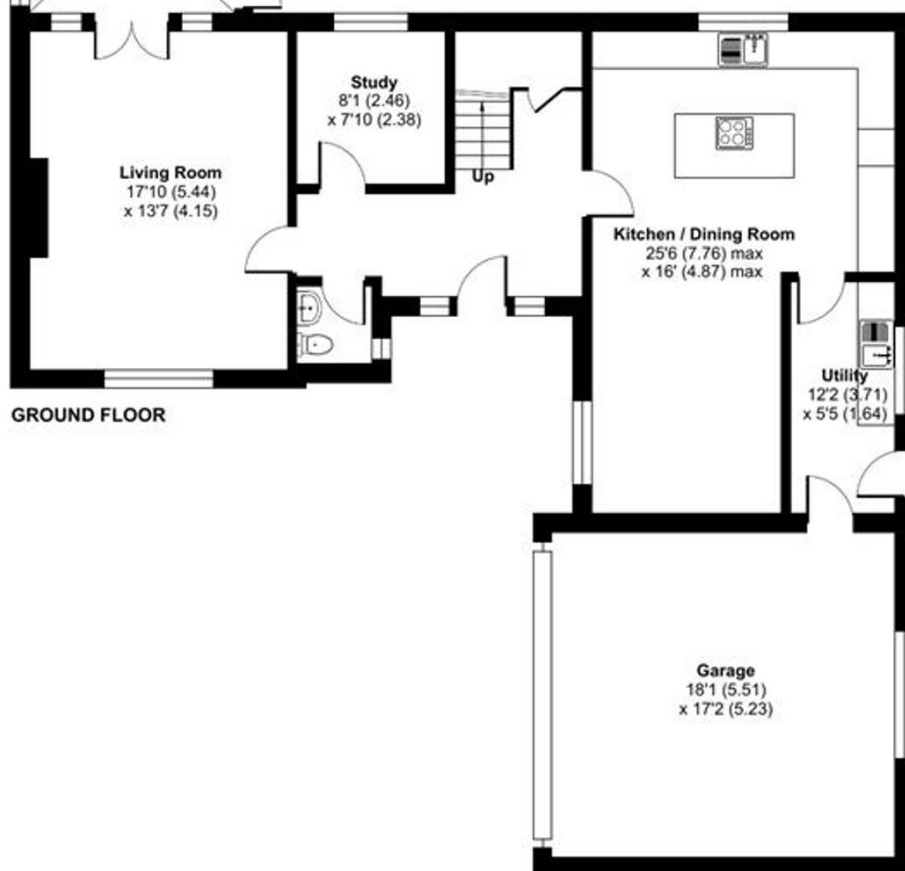
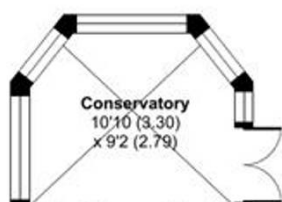
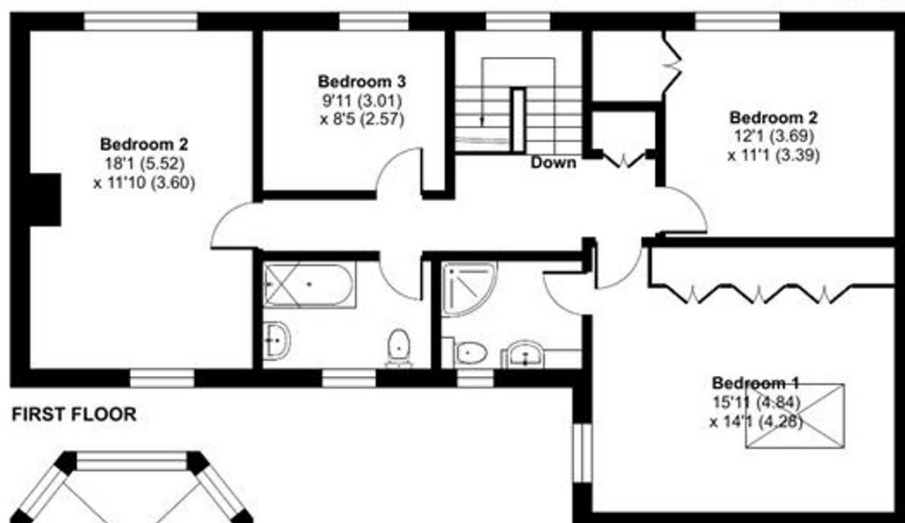
Fernleigh Close, Tallentire, Cockermouth, CA13

Approximate Area = 1929 sq ft / 179.2 sq m

Garage = 310 sq ft / 28.7 sq m

Total = 2239 sq ft / 207.9 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). © nchecom 2026. Produced for Grisdale. REF: 1479034

You can include any text here. The text can be modified upon generating your brochure.



OWNERS COMMENTS

In the owners words "We love the spaciousness, light and open aspect of the house. It has been ideal as a family home and offers enough space for our growing extended family and friends when they visit. Its position has plenty of opportunity for interaction with others and we have enjoyed being a part of the village."

THINGS YOU NEED TO KNOW

The property is Freehold and benefits from mains electric, water and drainage services. Oil central heating is installed.

DIRECTIONS

W3W: [///conqueror.skimmers.purses](https://conqueror.skimmers.purses) The property is located within the one way system in the village. From Cockermouth proceed into Tallentire and bear left into the one way system and go up the hill. Take a sharp right (just before the pub) and Fernleigh Close is located after approximately 100 yards on the left hand side.

EASY LIVING

Step through the stylish front door into a welcoming, modern hallway and you are immediately greeted by a warm and inviting sense of home. The well-proportioned lounge enjoys a pleasant front aspect and features an attractive fireplace, creating a cosy yet elegant living space that flows beautifully into a practical conservatory —so closely connected to the garden it feels as though you are sitting outdoors. At the heart of the home is the superb open-plan kitchen, thoughtfully extended into the former dining room to create an impressive family hub.



GARDEN

There are delightful gardens to the front, sides and rear. They are generally laid to lawn with attractive and well planted shrub and floral borders with good hedging, paving etc.

DOUBLE GARAGE

2 Parking Spaces

A brick paved drive provides ample parking and there is a double garage attached to the house.



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





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