



1 Fernleigh Close Tallentire, Cockermouth CA13 0NS

House - Detached



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GRISDALES

PROPERTY SERVICES

£520,000

Key Highlights

- Stunning open-plan family room - a true hub of the home
- Stylish “Expressions” kitchen with Silestone worktops, integrated appliances, and island
- Four generous bedrooms, including one with en-suite and fitted wardrobes
- Parking to the front and double garage providing excellent storage
- EPC Band D
- Around 190 sq.m. of versatile, well-designed living space
- Bright, airy interior with south-facing views and open aspect to three sides
- “Finesse” conservatory leading onto charming cottage-style gardens
- Sought-after semi-rural village location with great schools, countryside walks, and easy access to Cockermouth and the Lake District

1 Fernleigh Close, Cockermouth





Welcome to Fernleigh Close, Tallentire, Cockermouth

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

Floorplan

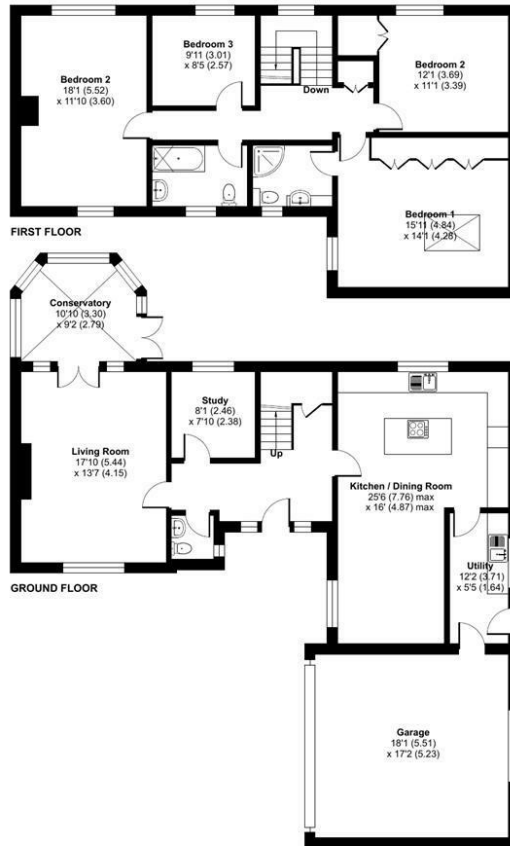
Fernleigh Close, Tallentire, Cockermouth, CA13

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 (IPMS Residential). © nichcom 2026. Produced for Grisdates. REF: 1479034

Total Floor Area:
2239.00 sq ft

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

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. This beautifully presented "Expressions" kitchen is fitted with integrated appliances, sleek Silestone worktops, and a central island offering additional seating, alongside ample space for dining—perfect for both everyday life and entertaining. A pull-out pantry adds a touch of luxury for keen cooks, while the adjoining utility room provides excellent practicality and direct access to the double garage. Upstairs, natural light pours in through a half-landing window with a westerly outlook, leading to a fabulous principal bedroom complete with an extensive range of fitted wardrobes and a stylish en-suite. The second bedroom is surprisingly spacious, complemented by two further bedrooms and an original yet immaculately maintained family bathroom.

Outside, the home continues to impress with extensive parking—ideal even for a caravan— a double garage and beautifully kept gardens that provide a delightful outdoor retreat.

Simply put, this is a home to fall in love with.

PASTORAL PERFECTION

Set within a highly desirable semi-rural village, this home enjoys an enviable position combining peaceful surroundings with excellent connectivity. Perfectly placed for families, it offers quick and easy access to Bridekirk/Dovenby School, while also falling within the highly regarded Cockermouth and Keswick catchment areas.

From the first floor, delightful pastoral views stretch out across the countryside, with the stunning Lake District fells providing a breathtaking backdrop in the distance. Just a short drive away, Cockermouth offers a fantastic range of independent shops, eateries, and first-class sports, leisure, and health facilities, ensuring everything you need is close at hand. With an abundance of scenic countryside walks right on the doorstep and a central position for both the West Coast and the Lake District National Park, this location truly delivers the best of both convenience and outdoor living.

LOCAL COMMUNITY - CA13

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.



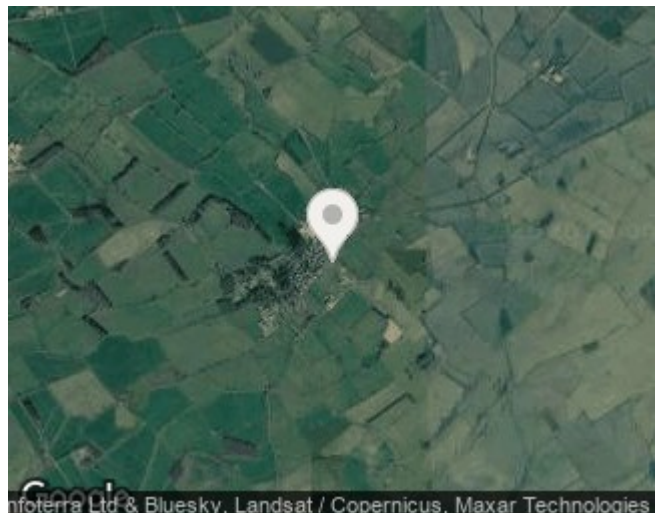








Location



Energy Performance

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	73
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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

Additional Information

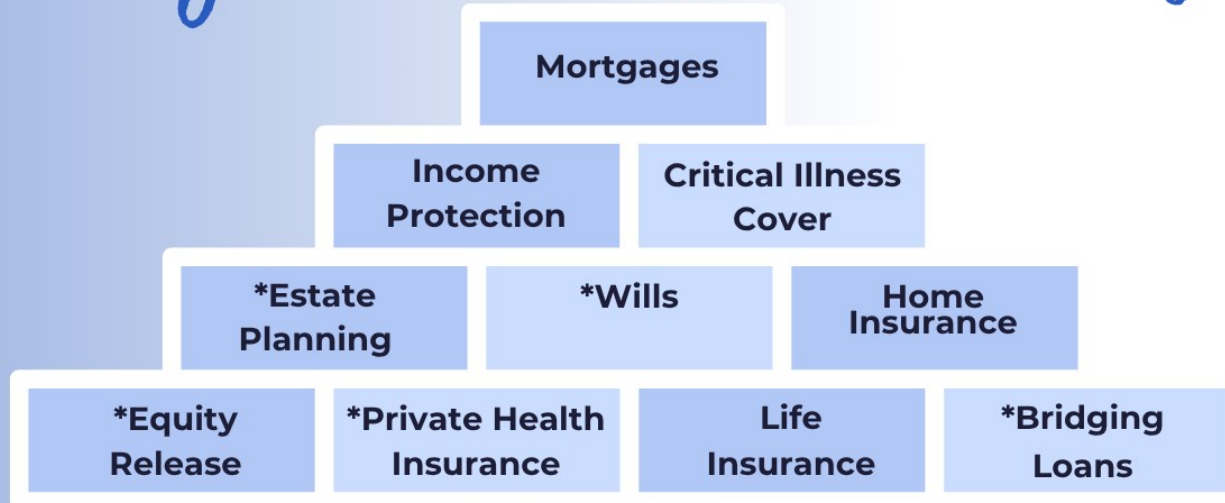
Tenure: Freehold Council: Cumberland Tax Band: F

Please Note:

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