



Colin Grove House Colin Grove, Broughton Cross, CA13 0UX

Guide Price £250,000

PFK

Colin Grove House Colin Grove

The Property:

This beautifully presented detached house offers an inviting blend of modern style and family friendly comfort. The property features three spacious bedrooms, including a bright principal suite with an ensuite bathroom and scenic countryside views. Two contemporary bathrooms provide both a sleek shower and a relaxing bathtub, each enhanced with natural light and stylish finishes. The open plan kitchen and dining area is a true heart of the home, boasting integrated appliances, vibrant tiled splashbacks, and direct garden access through sliding or French doors, perfect for sociable gatherings and seamless indoor-outdoor living. The two generous reception rooms are bathed in natural light, one with a decorative fireplace and the other opening directly to the garden, making them ideal for both relaxation and entertaining.

Additional features include a welcoming hallway with solid wooden doors, neutral decor, and practical flooring throughout, offering a blank canvas for your personal style. The exterior impresses with ample offroad parking, a paved driveway, and an integral garage for added convenience. The enclosed garden and paved outdoor areas provide privacy and stunning countryside views, creating a peaceful retreat for families or those who love to entertain outdoors. Early viewing is highly recommended, as homes of this calibre and setting are sure to attract significant interest.





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Location:

Broughton Cross is a small, semi-rural settlement situated just off the A66, approximately 3 miles west of Cockermouth and within easy reach of Workington. Its position makes it particularly convenient for commuting, while also providing easy access to the western Lake District and surrounding countryside. The area has a predominantly rural feel, with open countryside surrounding the village and the larger communities of Great Broughton, Brigham and Cockermouth close by. Local amenities are available in the surrounding villages, while Cockermouth provides a wider range of shops, supermarkets, cafés, restaurants, schools and everyday services. For families, St Bridget's Primary School in nearby Brigham and Cockermouth's secondary school are within the local area. The A66 provides straightforward connections towards Workington, Cockermouth and the wider west Cumbria area. In short, Broughton Cross offers a quieter countryside setting without being isolated, with good road connections and the amenities of Cockermouth and Workington within easy reach.

- **3 bed 2 bath detached home**
- **EPC rating D**
- **Council Tax: Band C**
- **Tenure: Freehold**



ACCOMMODATION

Hallway

12' 3" x 3' 9" (3.74m x 1.15m)

Accessed via UPVC door with double glazed inserts, tiled flooring, cloakroom, integral access to garage, stairs to first floor landing.

Living Room

13' 1" x 10' 9" (3.99m x 3.28m)

Front aspect room with electric fire in granite hearth and surround, points for TV, telephone and broadband.

Kitchen

10' 9" x 7' 6" (3.27m x 2.29m)

Rear aspect room comprising a range of base and wall units in a light wood effect finish and dark granite effect countertop. Four burner countertop mounted gas hob with separate electric oven and extractor fan over, integral dishwasher, 1.5 bowl stainless steel sink with drainage board and mixer tap. Integral fridge and freezer, tiled splashbacks, spotlighting, tiled flooring, underfloor heating and open plan access to the dining area.

Dining Area

8' 11" x 7' 3" (2.71m x 2.21m)

Dual aspect room with UPVC doors leading to the front of the property, space for a 6 person dining table, tiled flooring.

FIRST FLOOR

Landing

8' 5" x 5' 0" (2.56m x 1.53m)

Rear aspect area with loft access via hatch, and built in storage cupboard.

Bedroom 1

13' 1" x 9' 5" (3.98m x 2.86m)

Front aspect double bedroom with open field views and ensuite shower room.



Ensuite Shower Room

3' 10" x 6' 6" (1.17m x 1.99m)

Front aspect room with Velux skylight, comprising three piece suite with walk in shower cubicle and mains powered shower, WC and wash hand basin.

Bedroom 2

14' 1" x 8' 11" (4.30m x 2.72m)

Rear aspect double bedroom.

Bedroom 3

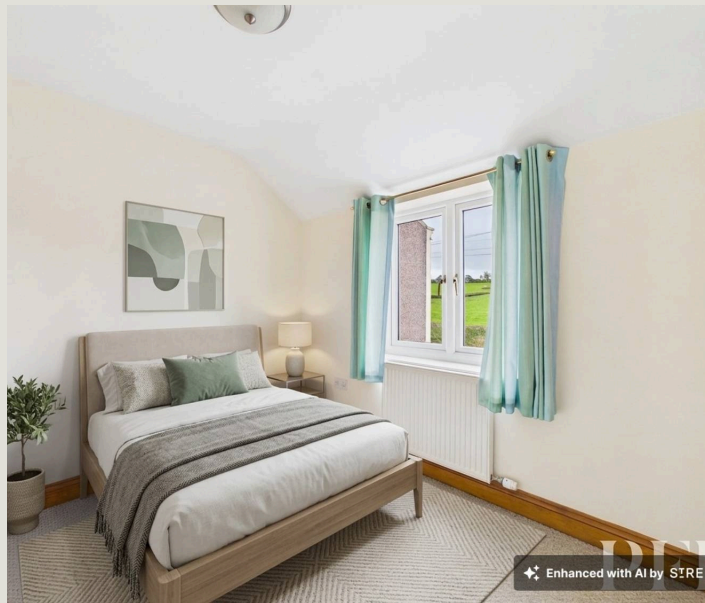
9' 7" x 6' 6" (2.93m x 1.99m)

Front aspect bedroom with built in wardrobe.

Bathroom

7' 8" x 6' 4" (2.33m x 1.93m)

Rear aspect room comprising a three piece suite; bath with mains shower over, WC, wash hand basin and tiled splashbacks.





EXTERNALLY

Yard

A low maintenance block paved drive, parking and yard area wraps around the property. There is also a detached storage outbuilding, and integral garage.

Driveway

2 Parking Spaces

Garage

Single Garage

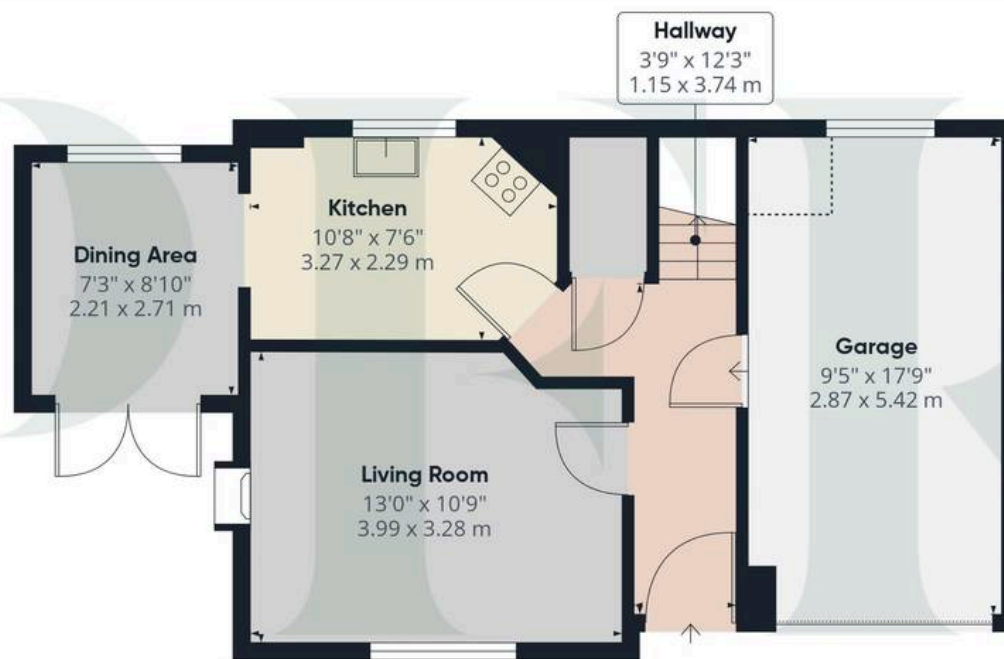
Integral garage with plumbing for washing machine, and outside tap.

Directions

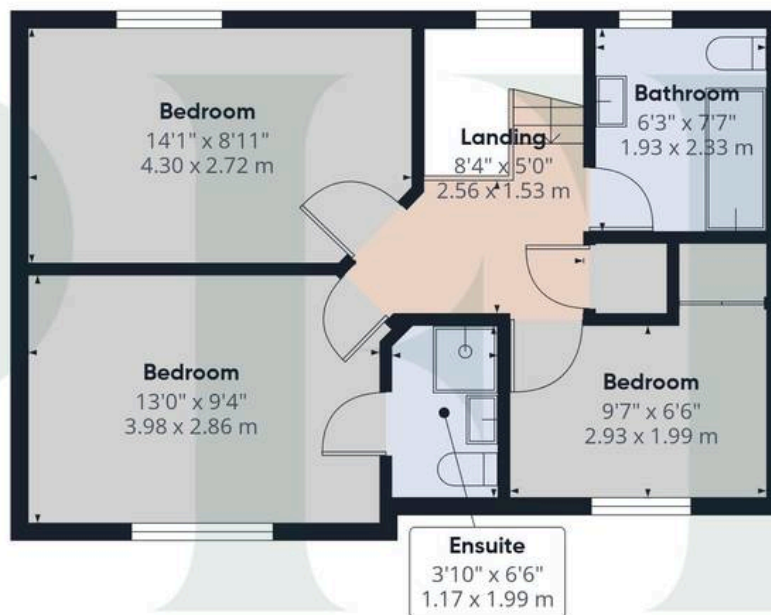
The property can easily be found at the bottom of Derwent Row, using postcode CA13 0UX.



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Floor 0



Floor 1



Approximate total area⁽¹⁾

984 ft²

91.2 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

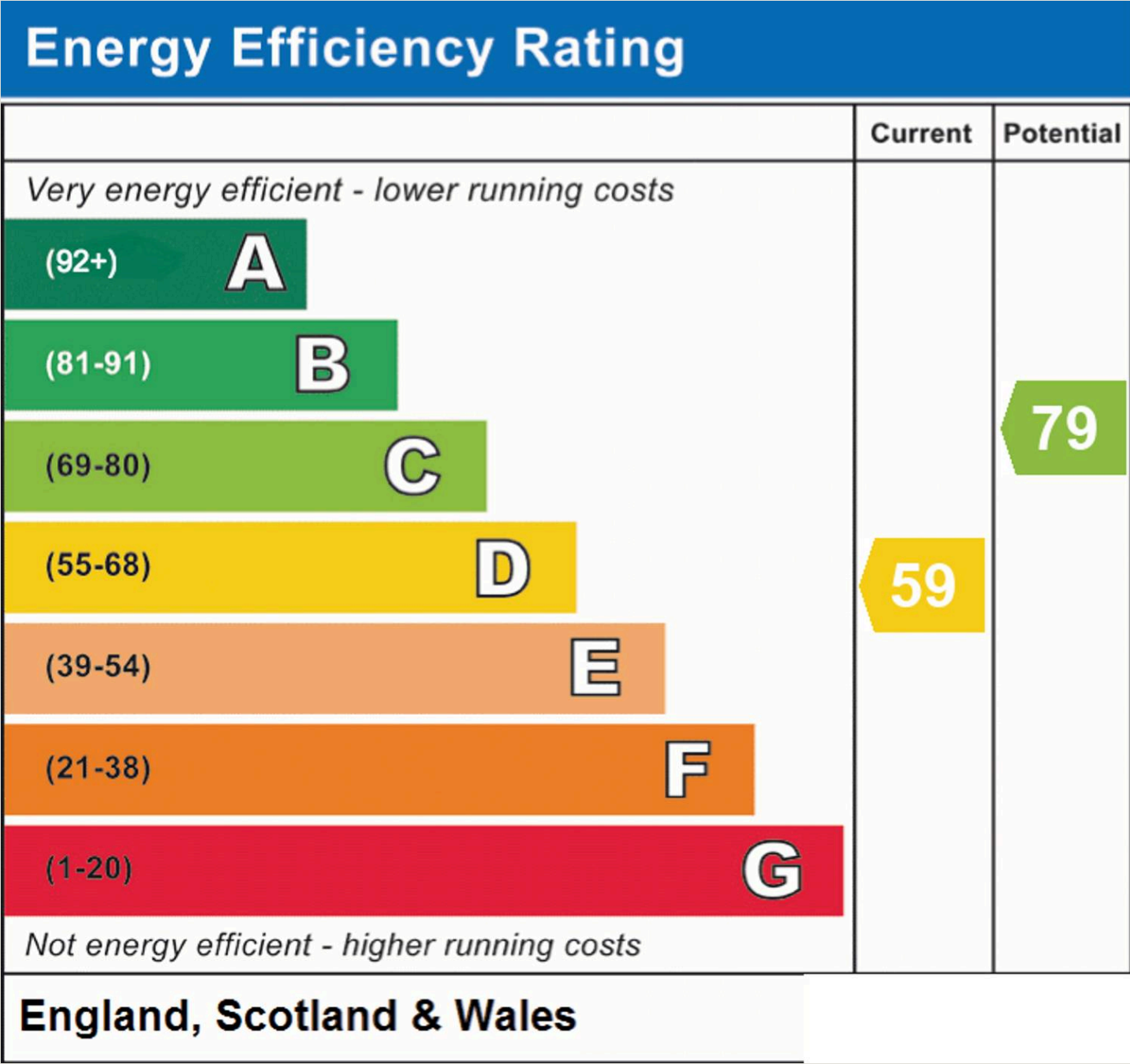
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ADDITIONAL INFORMATION

Garage
17' 9" x 9' 5" (5.42m x 2.87m)

Services
Mains gas, electricity, water & drainage. Please note: measurements are approximate so may reflect the maximum dimensions and 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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