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Brackenbar, Isel, Cockermouth, CA13 9ST

A modern detached three bedroom bungalow occupying an extensive 0.46 acre elevated site with delightful views over open countryside to the fells and enjoying a tranquil rural setting located approximately six miles from Cockermouth and nine miles from Keswick.

A local occupancy condition applies.

Offers over £495,000

Quick Overview

Substantial modern detached bungalow
 0.46 acre elevated site in a tranquil rural setting
 Delightful views over open countryside to the fells
 Approximately six miles from Cockermouth and nine miles from Keswick
 Three double bedrooms
 Two bath / shower rooms
 Extensive surrounding gardens
 Expansive on-site parking areas
 Integral garage
 Local occupancy condition applies



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Property Reference: KW0547



Living Room



Living Room



Kitchen / Diner



Kitchen / Diner

Accommodation

Ground Floor:

Entrance Hall

With radiator, built in cupboard.

Living Room

With windows to two elevations, recessed fireplace with wood burning stove, two radiators, double doors to the dining kitchen.

Dining Kitchen

With fitted base and wall units, sink with mixer tap, plumbing for dish washer, radiator.

Utility Room

With plumbing for washing machine, external rear door.

Bedroom One

With radiator, built in wardrobe.

En-suite Shower Room

With WC, wash hand basin, shower cubicle, heated towel rail.

Bedroom Two

With radiator, built in wardrobe.

Bedroom Three

With radiator, built in wardrobe.

Bathroom

With WC, wash hand basin, bath with shower over, heated towel rail.

Outside:

Driveway entrance and expansive on-site parking areas, extensive front and side lawned gardens, shrubbed borders, decked terrace, rear yard, shed.

Integral Garage

With electric light and power.

Services

Mains water and electricity. Septic tank drainage. Electric heating.



Living Room



Kitchen / Diner



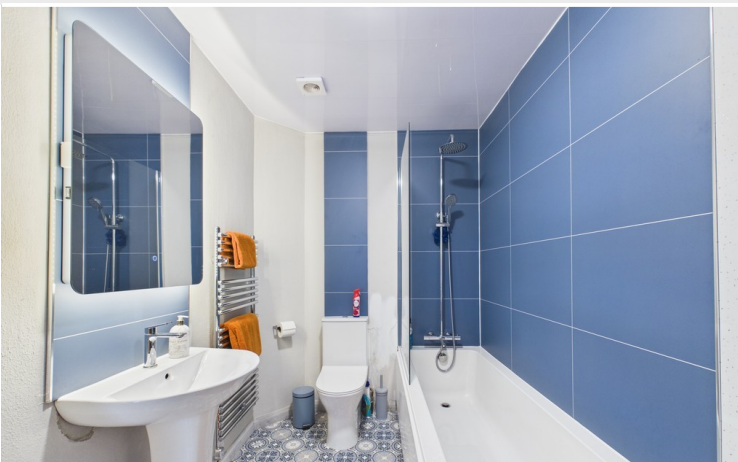
Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Tenure

Freehold.

Council Tax

Band C.

Local Occupancy Condition

A local occupancy condition applies requiring the occupier to be a person employed or last employed in a trade or business within 30 miles of the property, including immediate family and any dependents of such a person, or the widow or widowers of such a person to comply with the requirements of condition 4 of planning reference 7/1978/2091 and condition 2 of planning permission reference 7/1979/2007.

Viewing

By appointment with Hackney & Leigh's Keswick office.

Directions

From Keswick proceed west on the A591 heading towards Bassenthwaite. After approximately eight miles turn left where signposted to Sunderland and Isel. Proceed and turn first left onto an access road signposted to Irton House and the property is situated on the right.

What3words

///trailers.overgrown.desks

Price

Offers over £495,000.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60 (inc. VAT) per individual or £50 (inc. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (inc. VAT).



Garden



Garden



Garden



Setting

Request a Viewing Online or Call 01768 741741

Meet the Team

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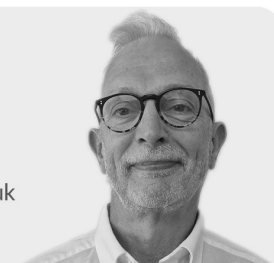
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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 741741** or request online.



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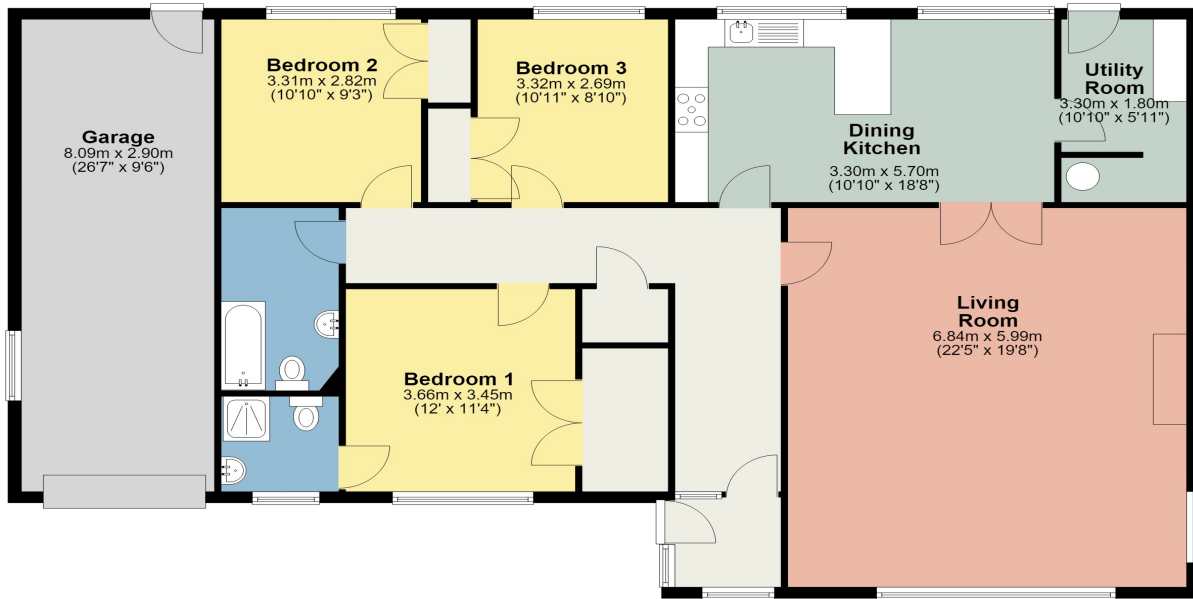
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Ground Floor
Approx. 158.9 sq. metres (1710.6 sq. feet)



Total area: approx. 158.9 sq. metres (1710.6 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

REF:
Plan produced using PlanUp.

Brackenbar, Isel, Cockermouth

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