



10 Brigham Hill Mansion, Brigham, Cocker mouth, CA13 0TL

Guide Price £270,000

PEK

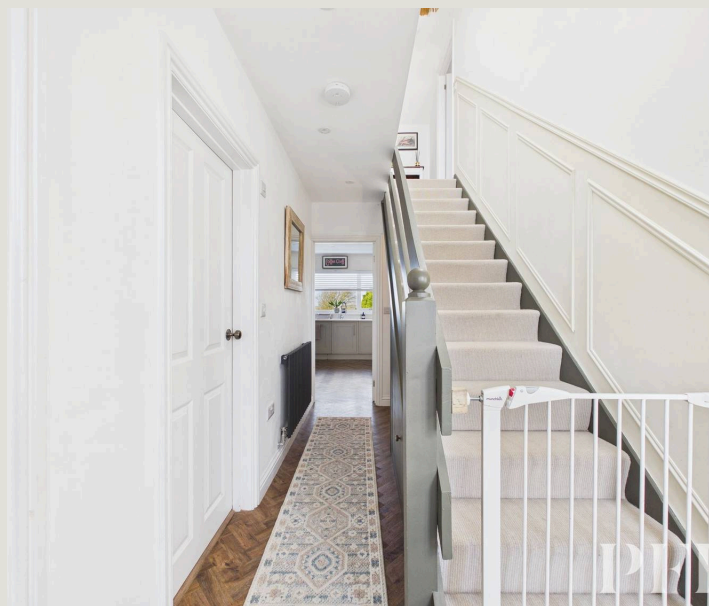
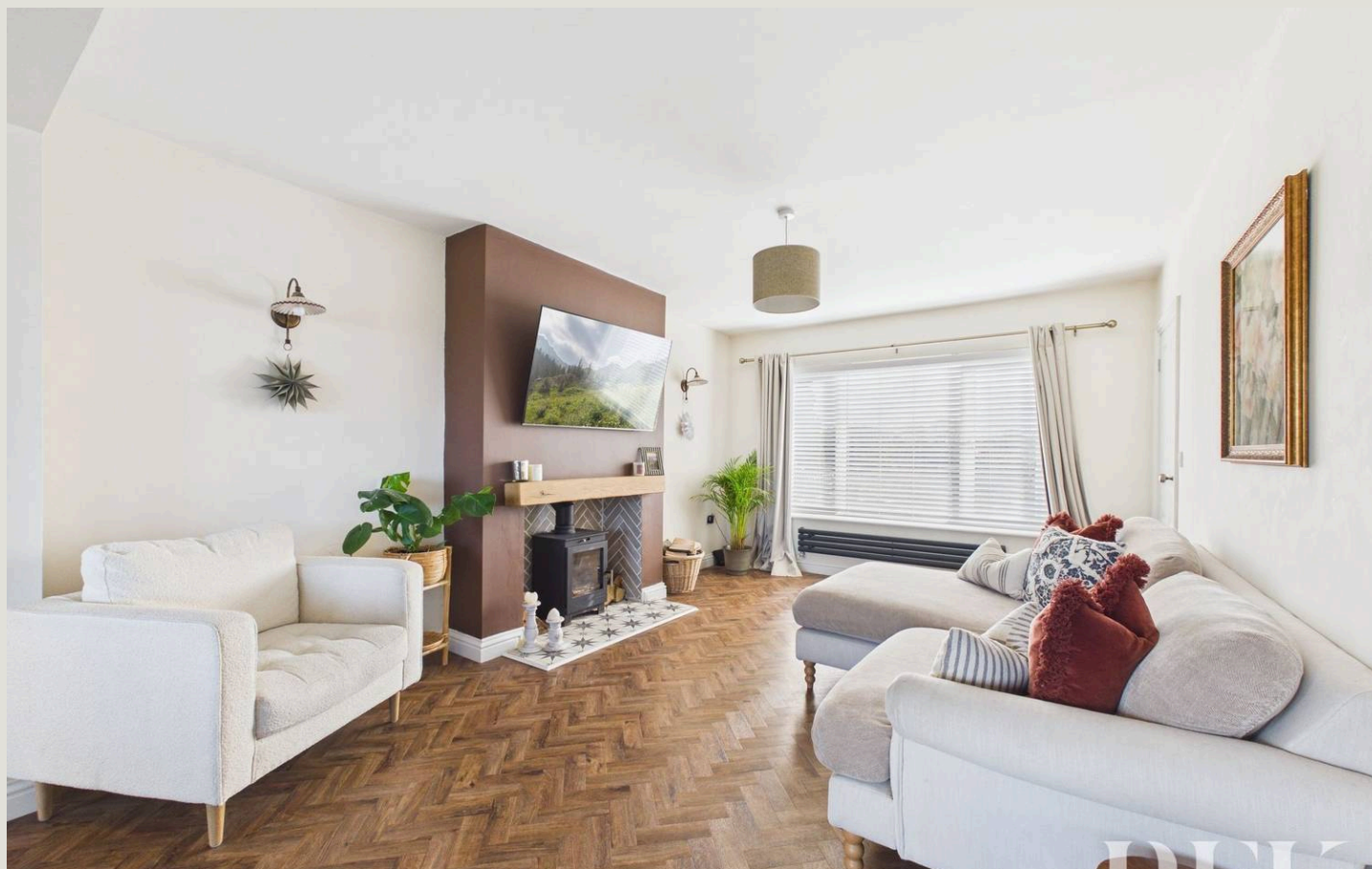
# 10 Brigham Hill Mansion

## The Property

Having been **beautifully renovated by the current owners**, this **deceptively spacious three bedroom semi-detached home** offers exceptional flexibility. Ideally suited as a **family residence**, it also presents an excellent opportunity for those seeking the practicality of **single level living**, thanks to its **generous ground floor double bedroom and bathroom** - a rare alternative to a traditional bungalow.

Immaculately presented throughout, the property showcases **attractive parquet flooring and elegant wood panelling**, adding warmth and character. The accommodation centres around a **superb open plan living, dining and kitchen space**, flooded with natural light via **bi-fold doors opening onto the rear garden**. This inviting hub of the home features a **cosy multifuel stove**, wall mounted television points, ample space for an **eight seater dining table**, and a range of **integrated appliances**. Completing the internal layout are **three well proportioned double bedrooms**, a **stylish three piece family bathroom**, and a **practical utility area**.

Externally, the property benefits from a **covered parking and storage area for two vehicles**, a **neatly lawned front garden**, and a **low maintenance paved rear garden**. From its **elevated position**, the garden enjoys **delightful open views across surrounding fields**, providing the perfect vantage point to take in **spectacular sunsets**, whilst enjoying this lovely tranquil area.





## 10 Brigham Hill Mansion

### Location & Directions:

Situated within the popular village of Brigham, some two miles to the west of Cockermouth, offering easy access via the A66 to the western lakes and west coast employment centres. Brigham benefits from an excellent primary school, and falls within the catchment for the highly rated Cockermouth Secondary School.

### Directions

The property can be found under postcode CA13 0TL

- Three bed semi detached
- Open plan kitchen dining living area
- Fully renovated to a high standard
- Quiet village location
- Expansive countryside views
- EPC Rating TBC
- Council Tax band C
- Tenure Freehold



## ACCOMMODATION

### Hallway

5' 8" x 13' 6" (1.73m x 4.12m)

Accessed via composite door with double glazed inserts and side panels, Parquet flooring, stairs to first floor landing, understairs storage cupboard and storage area, wooden internal door to laundry area with built in shelving and point for tumble dryer.

### Kitchen / Living Area

11' 8" x 14' 4" (3.56m x 4.36m)

A fantastic open plan living/dining/kitchen with bi-fold doors to the rear garden and views across open fields, creating an incredible family friendly heart of the home. Parquet flooring runs throughout the space, while the lounge area enjoys a cosy multi fuelstove, wall mounted TV points and space for a three piece suite. The dining kitchen area boasts contemporary shaker style cabinetry, quartz effect countertops and ample storage, 1.5 bowl ceramic sink with mixer tap and drainage board, countertop mounted gas hob with tiled splashback and extractor fan over, electric oven and grill, integral dishwasher, fridge and freezer, and space for an 8 person dining table.

### Bedroom 1

8' 9" x 17' 1" (2.66m x 5.20m)

Ground floor double bedroom, oak flooring.

### Bathroom

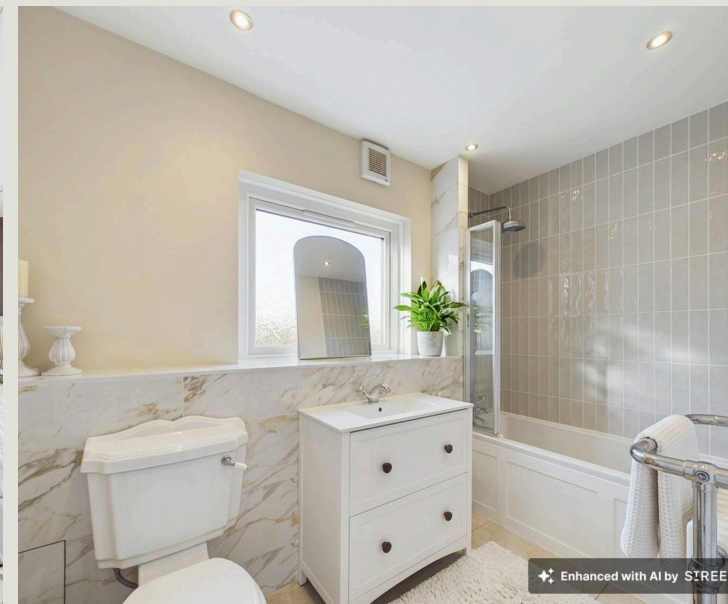
4' 8" x 7' 9" (1.43m x 2.37m)

Ground floor bathroom comprising three piece suite with shower over bath, WC and wash hand basin with built in storage, tiled walls and floor, heated towel rail.

### FIRST FLOOR LANDING

5' 5" x 2' 3" (1.64m x 0.68m)

Loft access via hatch.



### Bedroom 2

11' 10" x 15' 7" (3.61m x 4.75m)

Front aspect double bedroom with views over Brigham towards the Lake District fells, exposed wooden floorboards and built in storage.

### Bedroom 3

8' 6" x 19' 9" (2.58m x 6.03m)

Dual aspect double bedroom with views over Brigham towards the Lake District fells, exposed wooden floorboards and built in storage.

### ADDITIONAL INFORMATION

#### Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed. 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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## EXTERNALLY

### Front Garden

Lawned front garden.

### Rear Garden

Low maintenance paved rear garden overlooking open countryside.

### Roof Terrace

There is an existing roof terrace which provides fantastic views over Brigham towards the Lake District fells, but for access, the external staircase would need to be re-instated.

### Car port

2 Parking Spaces.

Offroad parking for two cars.







## PFK Estate Agency Cockermouth

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