



Burnbridge, Lamplugh, Workington, CA14 4RL

Guide Price **£585,000**

PFK

Burnbridge

The Property:

Burnbridge is set in a semi-rural position close to the edge of the Lake District National Park and offers a flexible opportunity for a buyer looking for a main home with additional accommodation for family or rental income. Built by the current owners, the sale also includes Gill Cottage, an adjoining three bed roomed property.

The main house offers a conservatory porch, two spacious reception rooms, a kitchen/breakfast room with separate utility, four double bedrooms, an ensuite and family bathroom.

Gill Cottage provides a conservatory porch, living/dining room, kitchen, three bedrooms and a bathroom.

Externally, there are generous gardens and parking areas with views towards the fells, along with useful storage sheds for garden equipment and machinery. Both properties benefit from separate low maintenance garden areas to the rear. In addition, there is a large attached double garage with a loft workshop above.

A well balanced and rarely available setup combining a substantial main residence with an adjoining income producing or multi generational home.





Burnbridge

Location & Directions:

Lamplugh is a rural parish in west Cumbria, positioned just outside the Lake District National Park. The area is characterised by open countryside, farmland and scattered hamlets, offering a quiet and established rural setting. Despite its peaceful feel, Lamplugh is well placed for access to Cockermouth and Whitehaven, both providing a range of everyday amenities, schooling and employment opportunities. The surrounding landscape includes rolling fellsides, woodland and pasture, making it particularly appealing to those who value outdoor pursuits and a more secluded lifestyle. Lamplugh combines the charm of a traditional rural community with convenient connections to nearby towns and the wider Cumbrian coastline.

Directions

The property can be found using postcode CA14 4RL or easier found by using what3words location [///realm.shiny.responded](https://www.what3words.com/location////realm.shiny.responded)

- **2 properties on 1 title - Burnbridge & Gill Cottage**
- **Burnbridge - Council Tax: Band D, EPC rating D**
- **Gill Cottage - Council Tax: Band B, EPC rating E**



ACCOMODATION

BURNBRIDGE

Burnbridge Conservatory Front Porch

8' 9" x 7' 0" (2.67m x 2.13m)

Conservatory style entrance porch with double glazed door, polycarbonate roof and double glazed windows to the front and side. Tiled flooring with internal door leading into the hallway.

Burnbridge Entrance Hall

11' 11" x 8' 10" (3.63m x 2.69m)

A generous hall with doors to rooms, stairs to first floor, under stairs cupboard & wood style flooring.

Burnbridge Lounge

14' 0" x 22' 3" (4.27m x 6.78m)

A large double aspect room with double glazed French doors to front onto patio, double glazed window to rear, electric fire with surround and hearth.

Burnbridge Dining Room

16' 3" x 12' 11" (4.95m x 3.94m)

A generous room with space for large dining table and chairs easily seating 10, double glazed French doors to garden with picture windows to both sides, tile effect flooring.

Burnbridge WC

Burnbridge Kitchen

9' 9" x 13' 10" (2.97m x 4.22m)

Fitted with a range of base and wall units with worktops over, single drainer sink unit, electric hob with extractor above and two ovens. Integrated microwave and fridge. Breakfast bar and tile effect flooring. Double glazed window to the front and door leading to utility room.

Burnbridge Utility Room

9' 8" x 7' 11" (2.95m x 2.41m)

Double glazed window to rear, two built in cupboards, space for washing machine, freezer, tumble dryer and dishwasher, floor mounted boiler.



BURNBRIDGE FIRST FLOOR LANDING

6' 10" x 14' 1" (2.08m x 4.29m)

Velux window over stairwell, doors to rooms, linen cupboard, two storage cupboards and access to loft space.

Burnbridge Bedroom 1

17' 7" x 11' 11" (5.36m x 3.63m)

Double glazed window to rear, built in wardrobes to one wall, door to ensuite.

Burnbridge Ensuite Shower Room

6' 7" x 6' 8" (2.01m x 2.03m)

Accessed from both the main bedroom and landing, fitted with a quadrant shower enclosure with body jets, wash hand basin with storage below and concealed cistern WC. Double glazed window to the rear and chrome towel rail.

Burnbridge Bedroom 2

13' 11" x 10' 11" (4.24m x 3.33m)

Double glazed window to front with views to the fells & featuring built in wardrobes.

Burnbridge Bedroom 3

14' 11" x 9' 4" (4.55m x 2.85m)

Double glazed window to rear & built in wardrobes.

Burnbridge Bedroom 4

9' 4" x 12' 6" (2.85m x 3.81m)

Double glazed window to front with views towards the fells & built in wardrobes.

Family Bathroom

8' 5" x 8' 4" (2.56m x 2.54m)

Double glazed window to front, panel bath with separate quadrant shower enclosure with body jets, wash hand basin inset into vanity style unit with low level WC. Tiled walls & towel rail.



GILL COTTAGE

Gill Cottage Conservatory Front Porch

9' 3" x 6' 7" (2.82m x 2.01m)

A conservatory style porch with double glazed door, double glazed windows to two sides, polycarbonate roof and tiled floor. Door to living room.

Gill Cottage Lounge

18' 1" x 11' 11" (5.51m x 3.63m)

Double glazed windows to front, electric fire with surround, built in storage cupboard, wood style flooring, space for table and chairs & door to kitchen.

Gill Cottage Kitchen

9' 1" x 9' 8" (2.77m x 2.95m)

Fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, electric hob with oven and extractor, space for fridge freezer, washing machine and dishwasher, double glazed window to rear, door to hall

Gill Cottage WC

3' 2" x 5' 4" (0.97m x 1.63m)

GILL COTTAGE FIRST FLOOR

Gill Cottage Bedroom 1

9' 4" x 12' 6" (2.85m x 3.81m)

A front facing bedroom.

Gill Cottage Bedroom 2

9' 8" x 11' 10" (2.95m x 3.61m)

A front facing bedroom, currently used as a dressing room.

Gill Cottage Bedroom 3

A rear facing bedroom, currently used for storage.

Gill Cottage Bathroom

8' 9" x 5' 10" (2.67m x 1.78m)

Double glazed window to rear, panel bath, separate shower enclosure with twin head thermostatic unit, pedestal wash hand basin, low level WC. Radiator, overstairs cupboard, extractor fan, tiled splash areas, wood style flooring.





EXTERNALLY

Garden

To the front of Burnbridge, and directly accessed from the living room, there is a spacious patio area suitable for outdoor seating and dining. Steps rise from here to a well proportioned lawned garden, with a further seating terrace positioned at the top, enjoying open views towards the surrounding fells. Adjacent to the driveway entrance are two practical storage sheds, one of which accommodates a ride-on mower. The rear garden of Burnbridge is designed for ease of maintenance, predominantly gravelled with an additional storage shed, and extends down a gentle slope towards a stream boundary. Gill Cottage benefits from its own enclosed garden space to the rear.

Driveway

15 Parking Spaces

A large driveway provides extensive offroad parking for multiple vehicles and sweeps around the front of both properties, creating a practical and well laid out approach.

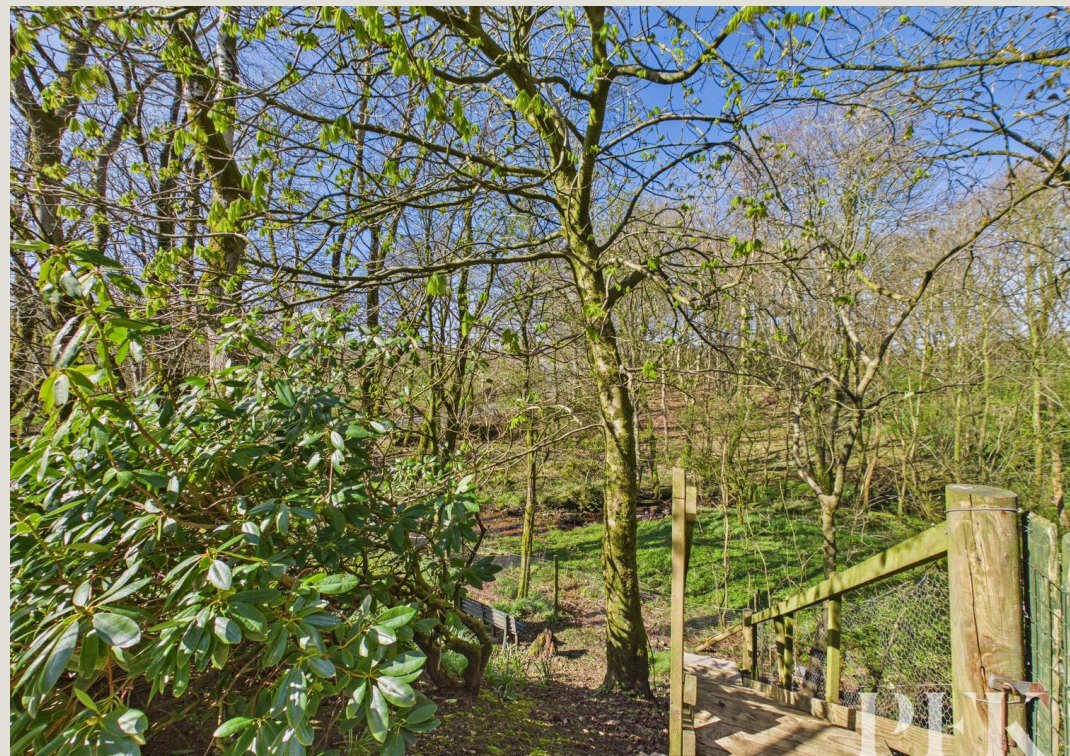
Double garage

3 Parking Spaces

A substantial double garage with up and over door, power and lighting, together with a side window. A staircase leads up to a useful loft space above, currently used as a workshop and storage area, with a Velux window providing natural light.









GROUND FLOOR
1786 sq.ft. (166.0 sq.m.) approx.



1ST FLOOR
1660 sq.ft. (154.2 sq.m.) approx.



TOTAL FLOOR AREA : 3447 sq.ft. (320.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ADDITIONAL INFORMATION

Services

Mains electricity & water. Oil fired central heating. Septic Tank drainage. 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.

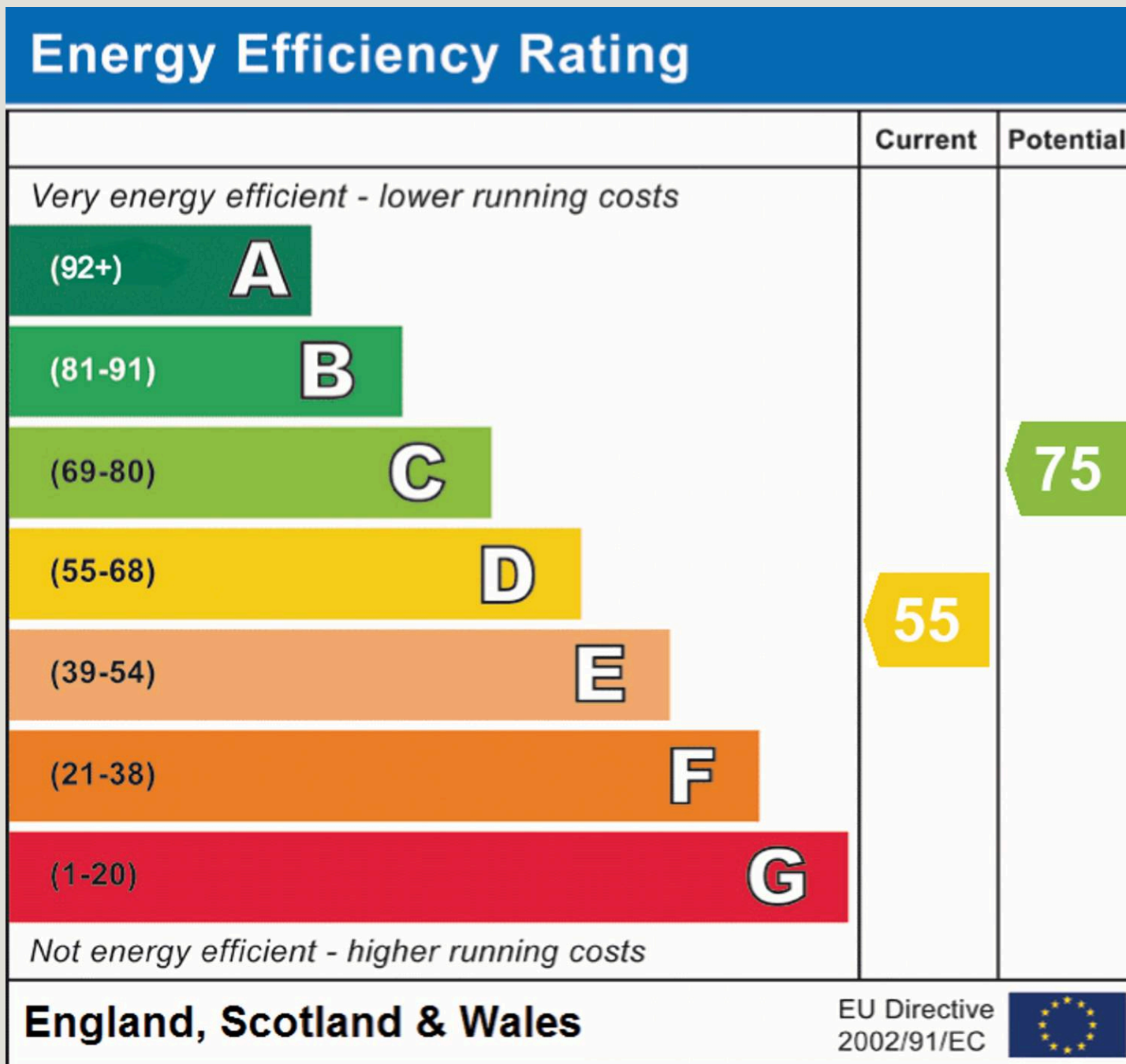
We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Please note the grid opposite relates to Burnbridge. The ratings for Gill Cottage are 50/71.





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