



 **3**
Bedrooms

 **1**
Bathroom









Situated in the picturesque village of Tallentire, just a short drive from the popular market town of Cockermouth, Brook House presents an exciting opportunity to acquire a detached family home with exceptional outdoor space, ready for refurbishment and a new family to make it their own.

Occupying a generous plot, this three-bedroom detached property offers well-proportioned accommodation with enormous potential to modernise and create a wonderful home tailored to individual tastes.

The accommodation comprises two reception rooms, providing flexible living and entertaining space, together with a kitchen featuring a traditional oil-fired AGA, creating a welcoming heart to the home. Upstairs are three comfortable bedrooms served by a family bathroom.

Outside is where Brook House truly stands apart. To one side of the property lies a substantial garden, offering a fantastic space for children to play, keen gardeners to enjoy, or simply to relax and take in the peaceful surroundings. On the opposite side is a versatile paddock area, presenting a wealth of possibilities. Whether you dream of extending the property (subject to the necessary planning permissions), creating productive vegetable gardens, establishing a wildlife haven, or even keeping a few hens, this additional space offers flexibility rarely found with village homes. Further complementing the property is a detached garage, ample off-road parking, and a selection of useful outbuildings, including a large storage shed and a traditional former coal house, ideal for storage, hobbies or workshop space.

Tallentire is a highly sought-after village surrounded by beautiful Cumbrian countryside, offering a peaceful rural lifestyle whilst remaining within easy reach of Cockermouth. The town boasts an excellent range of independent shops, cafés, restaurants, schools and everyday amenities, while the nearby Lake District National Park and Solway Coast provide endless opportunities for walking, cycling and outdoor recreation.

Brook House is a rare opportunity to purchase a home with genuine scope to improve and personalise, complemented by generous outdoor space that offers endless possibilities for growing families, gardening enthusiasts or those seeking a more self-sufficient lifestyle.

METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents:

Mitchells Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ

Tel: 01900 822016

Email: info@mitchellsestateagency.co.uk

SERVICES

The property benefits from mains electricity, and water. Drainage is to a traditional septic tank. Heating and hot water are supplied by the Oil fired Aga in the kitchen with open fires in the reception rooms.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.



Floor 0



Floor 1



Approximate total area^m
1591 ft²
148 m²

(1) Excluding balconies and terraces

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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