



**5 Lanty Close, Brigham, Cockermouth, CA13 0UZ**

Guide Price **£285,000**

**PFK**

## 5 Lanty Close

### The Property:

A rare opportunity to acquire a three bedroom detached bungalow tucked away in the far corner of a popular residential estate in Brigham. Having remained in the same ownership since it was built, the property now requires modernisation and refurbishment throughout, but occupies an exceptional corner plot with extensive gardens and outstanding views towards the surrounding fells.

The accommodation comprises an entrance hall, WC, separate bathroom with bath and wash hand basin, kitchen, side porch, and a spacious lounge enjoying wonderful fell views. There are two double bedrooms, both benefiting from the same attractive outlook, together with a single bedroom.

Externally, the property offers an integral garage with electric door, ample parking, and a sun room accessed externally, which has previously been used as both a sitting room and woodworking workshop. The wraparound gardens are predominantly laid to lawn, with mature hedging providing a high degree of privacy whilst still allowing for far reaching views of the surrounding countryside and fells.

Offered for sale with no onward chain, this is a property with enormous potential. Whether you're looking to extend, undertake a comprehensive renovation, or simply create a beautiful family home in a highly sought after village location, the opportunities are plentiful. Properties with plots of this size, privacy and outlook rarely come to the market, particularly within easy reach of Cockermouth and its excellent range of amenities.





## 5 Lanty Close

### Location:

Brigham is a highly regarded village on the edge of the western Lake District, offering a peaceful rural setting whilst remaining conveniently close to the market town of Cockermouth. The village benefits from a strong sense of community, a well regarded primary school, village hall and church, with a range of everyday amenities, shops, restaurants and leisure facilities available just a short drive away in Cockermouth. Surrounded by attractive countryside and with easy access to the Lake District National Park, Brigham is particularly popular with families, retirees and those seeking a balance between village life and excellent connectivity.

- 3 bed detached bungalow
- Extensive corner plot
- Requires refurbishment
- Fell views
- Potential to extend STPP
- Popular residential estate close to Cockermouth
- Tenure: Freehold
- EPC rating TBC
- Council Tax Band D



## ACCOMMODATION

### Entrance Hall

### WC

2' 7" x 4' 9" (0.79m x 1.44m)

### Bathroom

3' 0" x 10' 2" (0.91m x 3.09m)

### Kitchen

9' 10" x 13' 6" (2.99m x 4.11m)

### Side Porch

3' 9" x 4' 6" (1.14m x 1.36m)

### Lounge

14' 8" x 11' 7" (4.46m x 3.54m)

### Bedroom 1

12' 2" x 11' 7" (3.70m x 3.53m)

### Bedroom 2

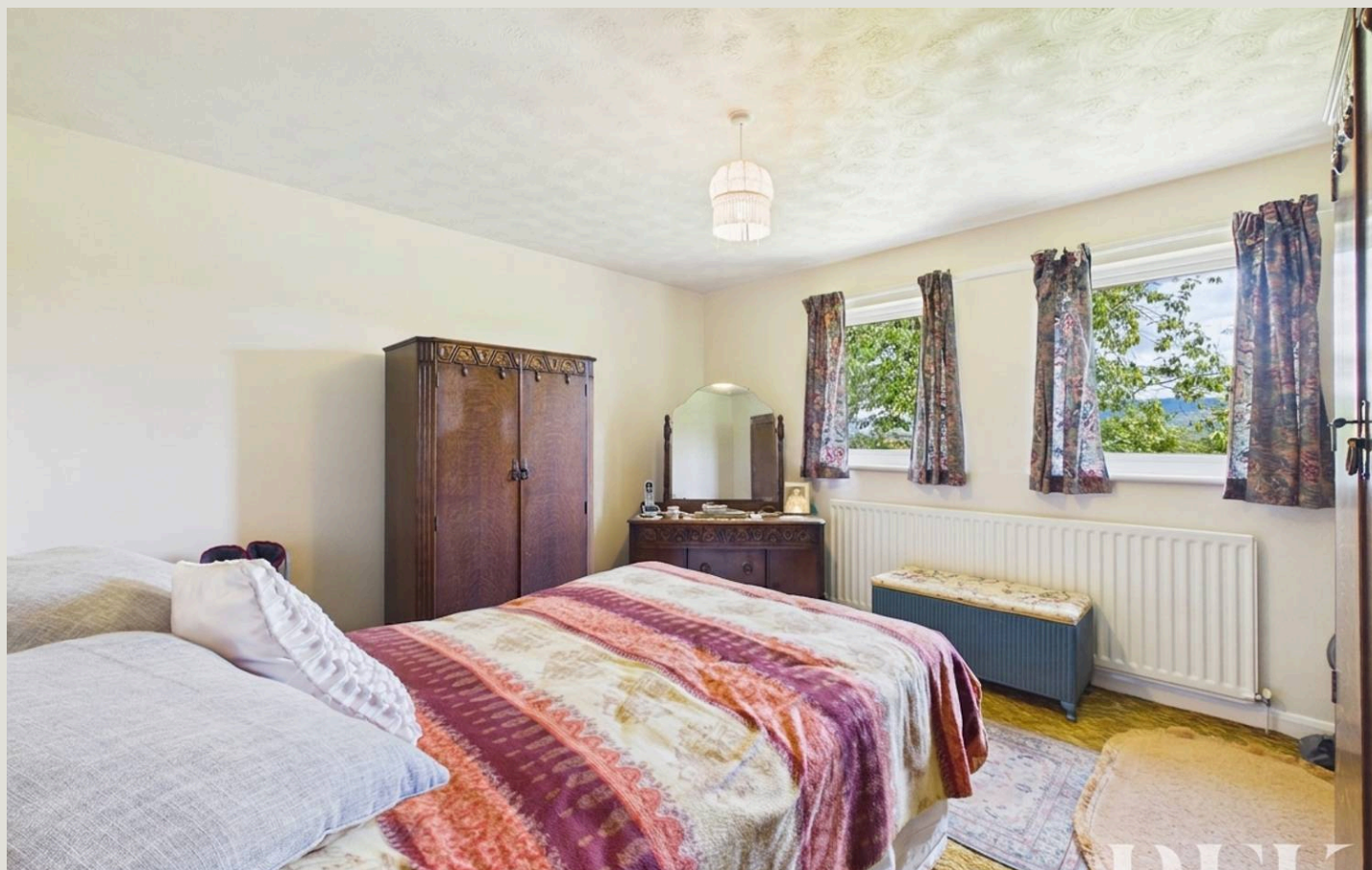
9' 10" x 11' 8" (2.99m x 3.55m)

### Bedroom 3

6' 7" x 10' 3" (2.00m x 3.12m)

### Sun Room

9' 1" x 9' 8" (2.76m x 2.94m)





## EXTERNALLY

### Garden

The wraparound gardens are predominantly laid to lawn, with mature hedging providing a high degree of privacy whilst still allowing for far reaching views of the surrounding countryside and fells. A sunroom, currently used as a mini workshop, can be accessed externally and provides useful additional space with a variety of potential uses.

### Driveway

3 Parking Spaces

### Garage

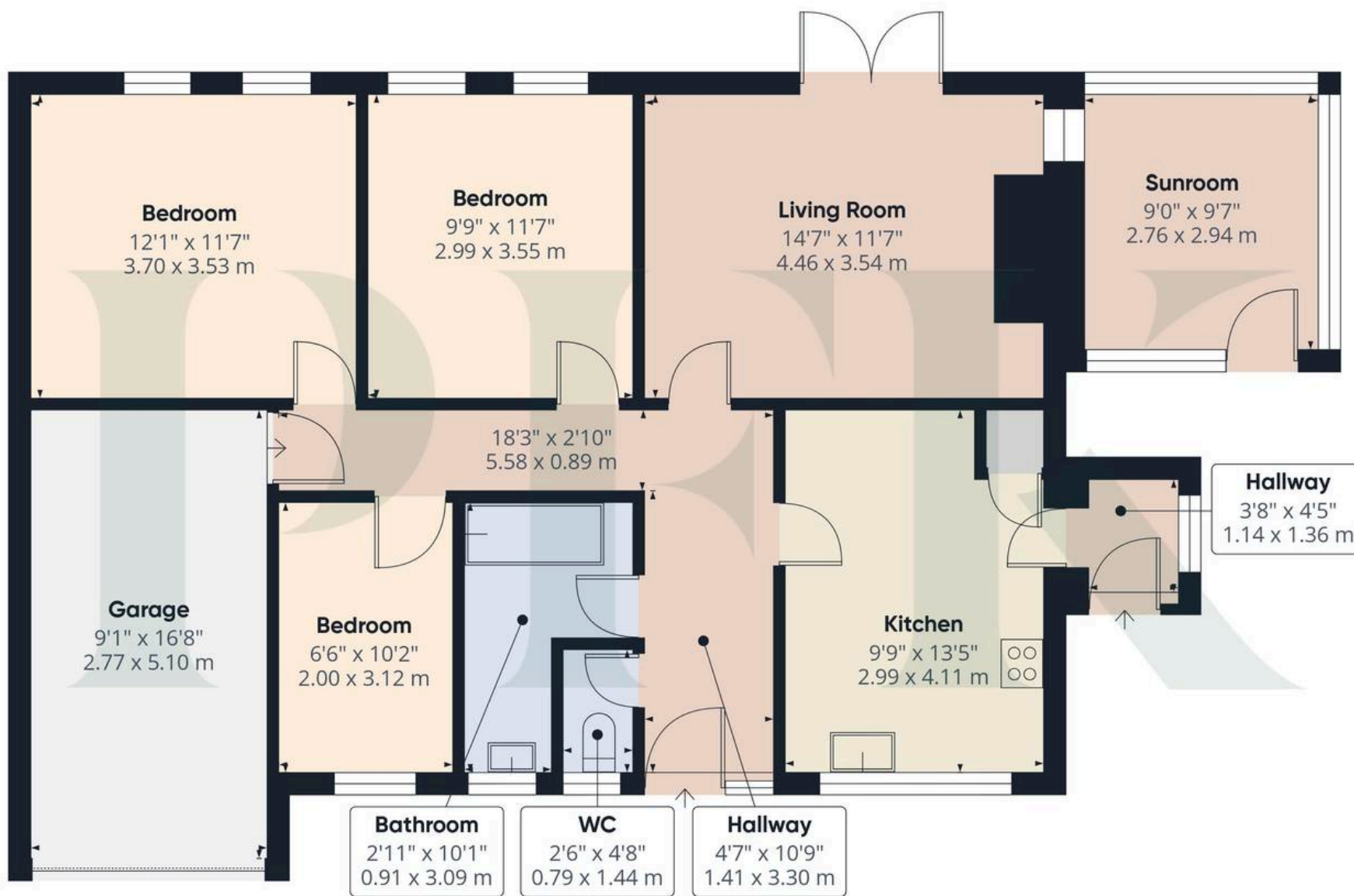
Single Garage

### Directions

The property can easily be found using postcode CA13 0UZ, which shall take you to the small cul-de-sac of Lanty Close, which is located at the top of the estate of High Rigg in Brigham. The property's number is No5.







Approximate total area<sup>(1)</sup>

1030 ft<sup>2</sup>  
95.8 m<sup>2</sup>

(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.

GIRAFFE 360



## ADDITIONAL INFORMATION

### Services

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. Telephone line installed subject to BT regulations. Please note – the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

### 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, Beyond Conveyancing Ltd): £120 to £240 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.





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