

# 2 Brigham Hill Mansion

BRIGHAM | COCKERMOUTH | CUMBRIA



**FINEST**  
PROPERTIES



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A fantastic period property with fine original features  
in a glorious Cumbrian setting

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Cockermouth 2.3 miles | Keswick 15.0 miles | Carlisle City Centre 27.4 miles | M6 J40 31.5 miles  
Penrith Train Station 32.2 miles





## Accommodation in Brief

Grand Hall | Sitting Room | Dining Room | Kitchen/Breakfast Room  
Principal Bedroom | Two Further Bedrooms | Family Bathroom

Gardens | Patio & Decking | Parking







## The Property

2 Brigham Hill Mansion is a striking and appealing period property with a host of charm and character and wonderful views sweeping across the Derwent Valley. Dating from the 18th century, the property is situated in Brigham, a desirable village just outside the Lake District National Park and nestled in lovely gardens that make the most of the glorious setting.

The stone pillared entrance offers an eye-catching and impressive welcome to 2 Brigham Hill Mansion. Half-glazed double doors open to the kitchen/breakfast room with a fine range of contemporary units that blend with original decorative coving. There is space for a table and chairs for casual dining and a door leads to the grand hall with onward access to the reception rooms. The sitting room stretches the full depth of the property with dual aspect windows capturing the fantastic views. An open fire sits to one side with original marble surround and elegant inset tiles. The dining room offers further entertaining space and is currently used as a studio. This could also become a home office with the opportunity to work in an inspiring environment.

The magnificent hall features a beautiful original staircase that rises to the galleried first floor. There is superb wall panelling and coving, all illuminated by a large sky light. The hall is currently used as a peaceful reading and music room. An anteroom provide additional space and a useful storage cupboard.

There are three double bedrooms on the first floor. The principal bedroom is dual aspect with large windows framing the far-reaching views. The two remaining bedrooms also benefit from wonderful outlooks. The bedrooms are served by the family bathroom with suite comprising bath, separate corner shower, wash hand basin, WC and heated towel rail.

## Externally

2 Brigham Hill Mansion sits in glorious surroundings with well-maintained gardens. The gardens sweep around the front and side of the property with panoramic views stretching across beautiful Cumbrian countryside. Mature shrubs and trees combine with colourful plantings to add character and create a tranquil atmosphere. A patio and decked area sit to one corner offering the perfect spot to enjoy the surroundings. Parking is available for several vehicles providing great convenience.

Additional land is available by separate negotiation. This land measures 12 metres by 26 metres and is ideal for gardening, as a vegetable plot or for rearing chickens.



## Local Information

Brigham is a quiet village situated a short distance from the Lake District National Park and provides excellent access to the main employment centres of West Cumbria. The nearby market town of Cockermouth provides a good range of shops together with supermarkets, chemists, medical and dental surgeries, Community Hospital, sports centre and many restaurants and pubs.

The area is wonderful for walking and country pursuits with Loweswater and Ennerdale within easy reach of the property. There are lovely walks available immediately from the property.

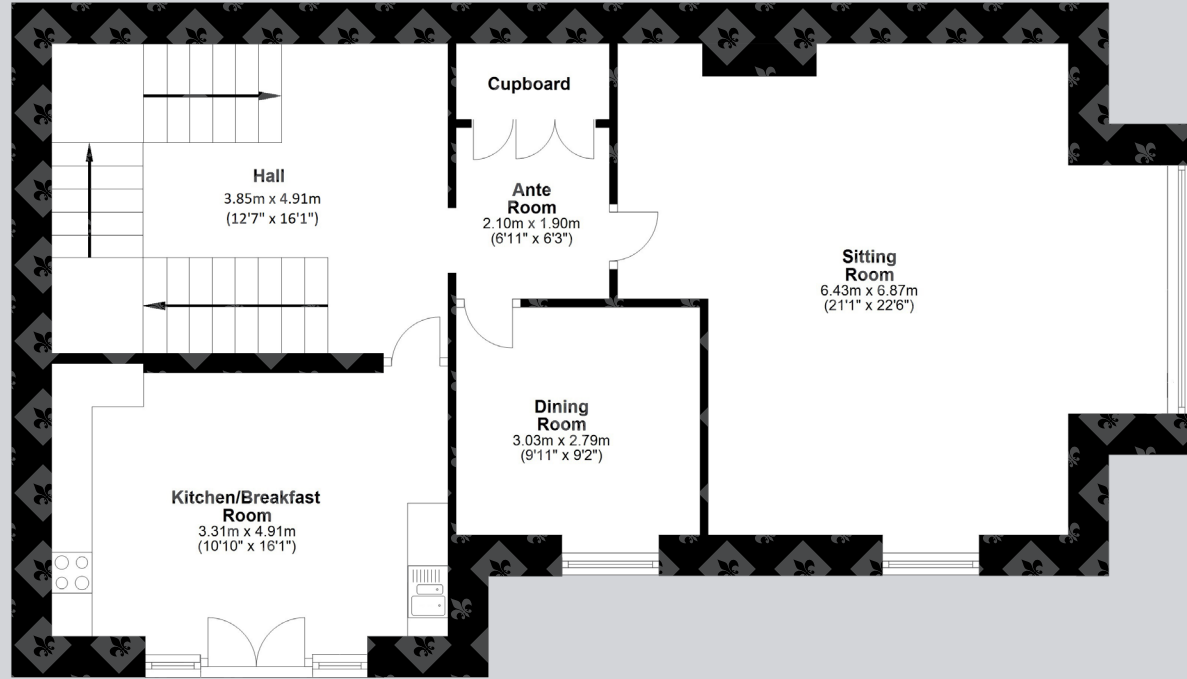
Brigham has its own primary school, and also nearby is the Eaglesfield Paddle Primary School. Secondary schools are available in Cockermouth and Keswick. St Bees School is nearby which provides private schooling from primary through to sixth form. For the commuter the M6 can be accessed via the A66, providing onward travel north and south. Mainline rail services are available at Penrith and Carlisle.



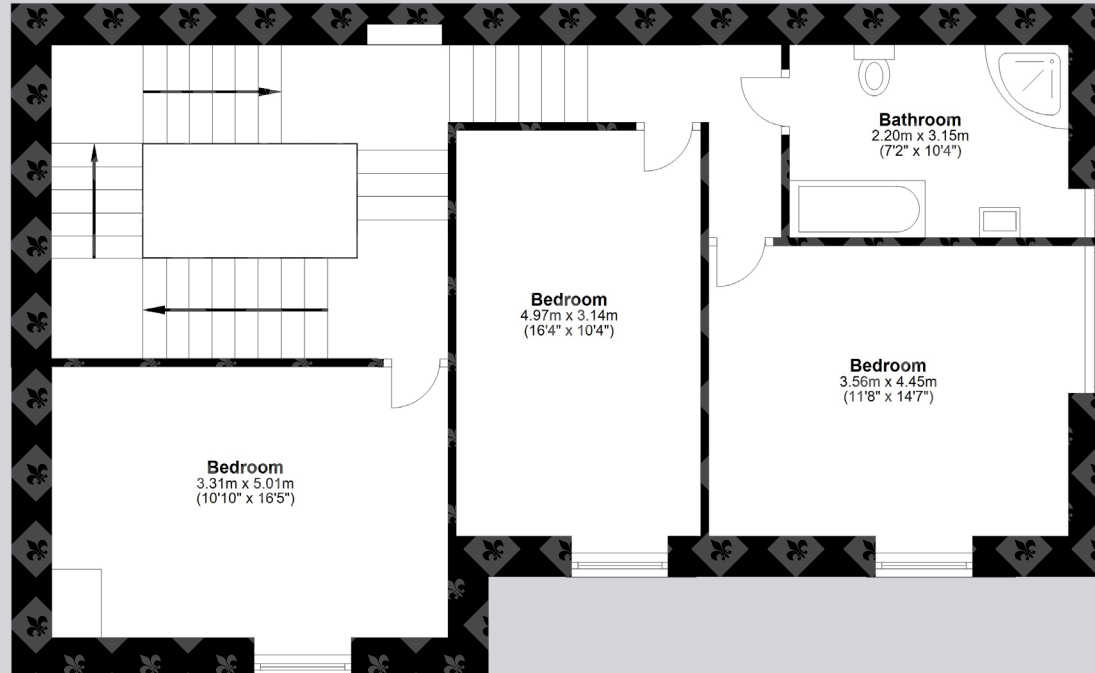


# Floor Plans

Ground Floor



First Floor



Total area: approx. 196 sq. metres (2109.7 sq. feet)



## Directions

From the centre of Cockermouth head west out of the town on Crown Street and then Low Road towards the A66. At the roundabout take the second exit on to the A66 to continue west. After 1 mile turn left signposted Broughton Cross and Brigham. Continue for 0.5 miles then take the sharp left turn onto High Brigham. After 0.2 miles turn left, passing through a stone-built entrance. Head to the top of the lane and 2 Brigham Hill Mansion is tucked away at the top on the left-hand side.

## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, gas, water and drainage. Gas-fired central heating.

### Postcode

NE70 7EY

### Council Tax

Band E

### EPC

Exempt

### Tenure

Leasehold  
(999 years from 1986)

## Viewings Strictly by Appointment

T: 015394 68400

E: [cumbria@finestgroup.co.uk](mailto:cumbria@finestgroup.co.uk)





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**Finest Properties**

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