



Great Broughton

Offers over £160,000

The Volunteer, 67 Main Street, Great Broughton, Cockermouth, CA13 0YJ

A detached former public house occupying an extensive site located in the centre of Great Broughton approximately three miles from Cockermouth, six miles from Workington and close to the Lake District National Park.

Planning consent is approved for the conversion of the building to a detached three bedroom house.

Quick Overview

Detached former public house
Extensive site with a large courtyard
Central location in Great Broughton
village
Three miles from Cockermouth and
six miles from Workington
Close to the Lake District National
Park
Planning consent for conversion to a
three bedroom house



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Superfast
80Mbps



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Property Reference: KW0367



Bar Area



Bar Area



Kitchen



Sitting Room

Proposed Accommodation

Ground Floor:

Vestibule | Hall | Living / Dining Room | Sitting Room | Dining Kitchen | Inner Hall | Laundry Room | Two WC's | Utility Room

First Floor:

Bedroom 1 With En-suite Shower Room | Bedroom 2 | Bedroom 3 | Bathroom

Outside:

Courtyard / Parking Area | Garden | Store | Garage

Planning Consent

Planning consent is approved to convert the building to a three bedroom dwelling house under planning reference FUL/2024/0059 dated 13 May 2024.

Services

Mains water, electricity and drainage. Central heating is via a multi-fuel stove

Tenure

Freehold.

Rateable Value

£2,000.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Cockermouth proceed on the A66 towards Workington and turn right where signposted to Great Broughton. Continue into the village centre and the property is located on a side road on the left after passing the village store.

Price

Offers over £160,000 are invited.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT).



Parking



Setting



Ground Floor



First Floor

Proposed Accommodation

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 09/07/2024.