



**Beechwood House, Broughton Cross, Cockermouth, CA13 0TY**

Guide Price **£350,000**

**PEK**

# Beechwood House

## The Property:

Nestled in a quaint village setting, this meticulously crafted 3 bedroom detached house stands as a testament to architectural excellence. Boasting an exquisite blend of modern luxury and timeless charm, this property features a spacious living room ideal for family gatherings located on the first floor taking in the open outlook and views, the inviting dining kitchen adorned with wooden cabinetry and tiled flooring. The three well appointed bedrooms offer comfort and elegance, including a principal bedroom with an ensuite shower room for added convenience. The heating system is app controlled allowing an easy managed system and the boiler for the water system offers instant heating. With a garage and ample offroad parking, this home provides practicality without compromising on style.

Perched in an elevated position, the property offers breathtaking views and abundant natural light that fills every corner, creating a serene and welcoming ambience. Step outside to discover a meticulously landscaped garden that wraps around the house, providing a sense of seclusion and tranquility. A patio area at the rear beckons for alfresco dining and relaxing moments under the sun. Early viewing is highly recommended, as properties of this calibre are rarely available for long on the market.





## Beechwood House

### Location & directions:

Broughton Cross is a conveniently located village just off the A66 some 3 miles from Cockermouth, within catchment for both St Bridget's C of E Primary School in Brigham and Cockermouth Secondary School. Its position provides excellent transport links to both the west coast employment centres and Carlisle, both of which are within commutable distance, and the delights of the Lake District National Park are within easy reach.

### Directions

Proceed out of Cockermouth on Low Road towards the A66, at the roundabout take the second left onto the A66. Take the first left hand turn to Brigham and then turn right onto Low Road, continue along this road and through the village past the first school on your left and continue before taking the next left hand turn for Old Greysouthern Road where Beechwood House is located on your left hand side.

- **3 bed detached house**
- **Council Tax: Band D**
- **Tenure: Freehold**
- **EPC rating C**



## ACCOMMODATION

### Entrance Hallway

20' 5" x 7' 6" (6.22m x 2.29m)

Bright hallway approached via part obscured glazed wooden door with matching side panels, coved ceiling, staircase leading to first floor accommodation with storage cupboard below, window to side, radiator and wooden flooring.

### Bedroom 3

13' 1" x 12' 5" (3.98m x 3.79m)

Currently utilised as a ground floor bedroom, but could be used as reception room if required. Benefitting from window to front elevation, coved ceiling and radiator.

### Dining Kitchen

18' 7" x 14' 3" (5.67m x 4.35m)

The kitchen is fitted with a range of matching wooden wall and base units with roll edge worksurfacing incorporating 1.5 bowl sink and drainer unit, matching dresser. Integrated appliances including electric oven integrated at eye level, electric hob with extractor over, tiled splashback, under counter fridge and dishwasher. Opening to a dining area with space for large table and chairs benefitting from sliding patio doors leading to the gardens at the rear, 2 radiators and tiled flooring.

### Utility Room

11' 3" x 9' 11" (3.44m x 3.02m)

Large utility fitted with a range of full length and base units, contrasting work surfacing incorporating stainless steel sink and drainer, space for fridge/freezer, plumbing for washing machine. Radiator, tiled flooring, integral door to garage and glazed UPVC door to rear gardens.

### FIRST FLOOR LANDING

Bright staircase with window to side leads to first floor landing, which offers doors to accommodation.



### Lounge

16' 6" x 16' 11" (5.04m x 5.15m)

The lounge has been positioned on the first floor of the house and offers lovely views of surrounding countryside and villages to the front, further window to the side elevation, electric fire set in cream surround with contrasting hearth and backplate, coved ceiling, dado rail and 2 radiators.

### Principal Bedroom

18' 9" x 14' 6" (5.72m x 4.42m)

Large principal bedroom with dual aspect windows to front and rear elevations, both offering a lovely outlook, coved ceiling, radiator and glazed doors to the ensuite.

### Ensuite Shower Room

6' 0" x 6' 7" (1.83m x 2.00m)

Fitted with 3 piece suite comprising low level WC, wash hand basin set on vanity unit, tiled corner shower enclosure with mains shower, part tiled walls, obscured window, radiator and tiled flooring.

### Bedroom 2

15' 5" x 12' 7" (4.69m x 3.84m)

Large double bedroom with window to rear overlooking the garden and open fields beyond, loft access via pull down ladder (loft is partially boarded), coved ceiling and radiator.

### Family Bathroom

9' 2" x 7' 5" (2.80m x 2.25m)

Fitted with 3 piece suite comprising close coupled WC and wash hand basin both set on vanity unit, panelled bath, downlights, part tiled walls, storage cupboard, obscured window to rear, tiled flooring and laddered radiator.





## EXTERNALLY

### Garden

To the front of the property is a tiered gravel area planted with shrubs and perennials, there is ample offstreet parking. Access to the rear is from both sides of the property. The rear garden has a large set paved area for sitting out and relaxing as well as steps to a raised garden area with water feature. There are areas of gravel beds and shrubs providing an abundance of colour. An electric car charger is fitted to the external of the property.

### Garage

Single Garage

Integral single garage with electric up and over door, power and lighting.

### Off street

3 Parking Spaces

Off street parking for up to three cars.







Floor 0

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

1782.82 ft<sup>2</sup>

165.63 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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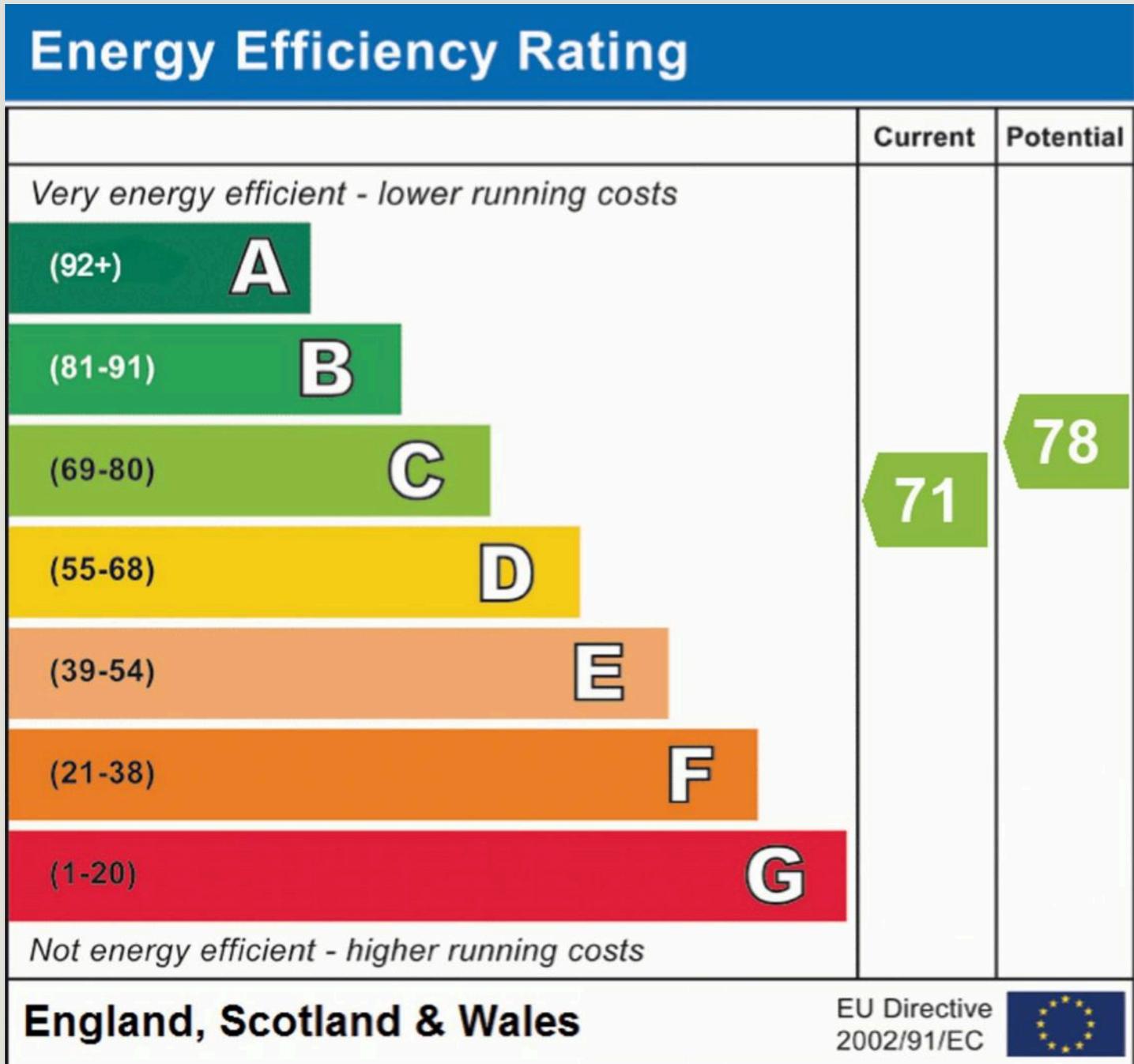
**ADDITIONAL INFORMATION**

**Services**

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Cavity wall insulation installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

**Referral & Other Payments**

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee :  
 Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





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