



81 Main Street, Great Broughton, Cockermouth CA13 0YJ
Offers Over £300,000

PFK

81 Main Street

The Property:

Step inside this beautifully presented detached house, thoughtfully designed to blend modern comfort with charming period details. With four generous bedrooms, three stylish bathrooms, and two spacious reception rooms, this home offers an abundance of living space perfect for growing families or those who love to entertain. The heart of the home is a series of bright, airy living areas featuring exposed brick and stone walls, and expansive windows that flood the rooms with natural light. The open plan layout ensures a seamless flow between spaces, while a wood burning stove create a welcoming, homely atmosphere throughout. Bedrooms are spacious and inviting, with built in storage, large windows, and elegant radiators, ensuring comfort and practicality at every turn.

The property's additional features truly set it apart. The kitchen is a chef's dream, boasting rustic wooden flooring, colourful cabinetry, plumbing for dishwasher, and a statement vintage range cooker – perfect for family meals or hosting friends. From the lounge, French doors lead to a charming balcony, inviting you to enjoy indoor/outdoor living and soak up the sun and elevated fell views. Bathrooms are finished to a high standard, with walk in showers featuring curved glass enclosures, heated towel rails, sleek vanity units, and a freestanding bathtub that adds a touch of luxury.



81 Main Street

The property continued.....

Period features such as stained glass doors, exposed wooden elements, and vintage lighting fixtures add character and warmth, while built in shelving and integrated storage provide plenty of organisation options for busy households or outdoors enthusiast/hobbyists. Work from home comfortably in a light filled office space, or unwind in one of the many cosy nooks enhanced by natural light and colourful decor. With every detail considered – from the stylish radiators to the inviting wooden doors – this property offers modern family living with timeless charm.

The exterior boasts easy to maintain, private patio and courtyard garden areas, an attached barn and workshop space, and parking for up to three cars.

Properties of this quality and character are rare to market and highly sought after, so early viewing is strongly recommended to fully appreciate all that this wonderful home has to offer. Don't miss your chance to make this inviting family haven your own.





81 Main Street

Location & directions:

Great Broughton is one of the larger villages around Cockermouth and offers a range of facilities including OFSTED 'Good' rated primary school, shops, a post office, churches and an award winning community owned pub. The village is in an elevated position with easy access to the A66, the west coast and the Lake District National Park, and enjoys a regular bus service.

Directions

The property can be found under postcode CA13 0YJ

- **Substantial 4 bed period family home**
- **Flexible living spaces**
- **3 bathrooms**
- **Brimming with period features**
- **Unconverted barn and work shop area**
- **Panoramic views of the Lake District fells**
- **Offroad parking & low maintenance outdoor spaces**
- **EPC rating D**
- **Council Tax: Band C**
- **Tenure: Freehold**



ACCOMMODATION

Entry

3' 9" x 3' 7" (1.14m x 1.08m)

Accessed via external composite door with double glazed inserts, quarry and mosaic tile flooring, wooden internal door giving access to hallway.

Hallway

11' 3" x 3' 3" (3.42m x 1.00m)

High ceiling, exposed floorboards, stairs to first floor.

Bedroom 1

14' 4" x 14' 5" (4.36m x 4.40m)

Front aspect room with flexible usage, ideal as a bedroom, extra reception room or home office. High ceiling, built in storage cupboards and alcove shelving.

Living Room

18' 7" x 16' 11" (5.67m x 5.15m)

A character filled light and airy dual aspect room, wooden external door with stained glass inserts and panel over, exposed feature stone walls and floorboards, window bench seating.

Kitchen

12' 7" x 12' 3" (3.83m x 3.74m)

Rear aspect high ceiling light and airy room with views towards the Lake District fells. Fitted with a range of traditional style base units and complementary original storage cupboards, granite effect countertop, point for freestanding gas range in feature fireplace, plumbing for dishwasher, wall mounted display shelving, built in understairs pantry cupboard.



Utility Room

8' 10" x 12' 0" (2.69m x 3.67m)

Dual aspect room with UPVC doors giving access to both external courtyards. Exposed stone feature wall, solid wood countertops and storage unit with Belfast sink and plumbing for under counter appliances.

Snug

17' 1" x 12' 4" (5.20m x 3.76m)

A light and airy flexible use space with rear aspect window giving views towards the fells, exposed floorboards, log burner, exposed brick wall, alcove shelving, stairs to second floor and understairs storage.

Living Room

16' 11" x 21' 7" (5.16m x 6.59m)

High ceilinged light and airy dual aspect room with exposed stone walls and floorboards, log burner, point for tv, French doors giving access to balcony with elevated views towards the Lake District fells.

Bedroom 2

11' 4" x 12' 6" (3.45m x 3.82m)

Front aspect double bedroom. with feature fireplace, alcove shelving and hanging rails.

Bathroom

11' 11" x 9' 1" (3.64m x 2.76m)

Side aspect room comprising three piece suite, WC, wash hand basin and freestanding rolltop bath. Partially wood panelled walls, exposed wooden floorboards and heated towel rail.

Landing

12' 6" x 8' 2" (3.80m x 2.49m)

Large second floor landing with built in storage, fell views and study space.



Bedroom 3

21' 1" x 16' 10" (6.42m x 5.12m)

A fantastic triple aspect master suite with fell views, built in wardrobes and en-suite shower room.

Ensuite Shower Room

8' 2" x 6' 2" (2.48m x 1.88m)

Rear aspect room comprising three piece suite with corner quadrant shower cubicle and mains powered shower, WC, wash hand basin with built in storage cupboard, exposed floorboards, wood panelled wall and heated towel rail.

Shower Room

6' 5" x 3' 10" (1.96m x 1.18m)

Corner shower cubicle with mains powered shower, wash hand basin with built in storage, and heated towel rail.

Bedroom 4

12' 9" x 11' 5" (3.88m x 3.49m)

Dual aspect double bedroom with alcove shelving.

Barn

13' 10" x 19' 5" (4.21m x 5.92m)

A substantial attached barn which is unconverted and offers substantial storage areas with additional mezzanine space. Subject to planning this could be converted to provide additional accommodation or as a garage.

Workshop

10' 3" x 11' 7" (3.12m x 3.52m)

A substantial undercroft room with original stone flagged flooring.





EXTERNALLY

Garden

A private sun trap, easy to maintain courtyard garden laid to patio.

Driveway

3 Parking Spaces

Offroad parking for three cars around the property.







Floor -1



Floor 0

Approximate total area⁽¹⁾

2690 ft²

250.1 m²

Reduced headroom

23 ft²

2.2 m²



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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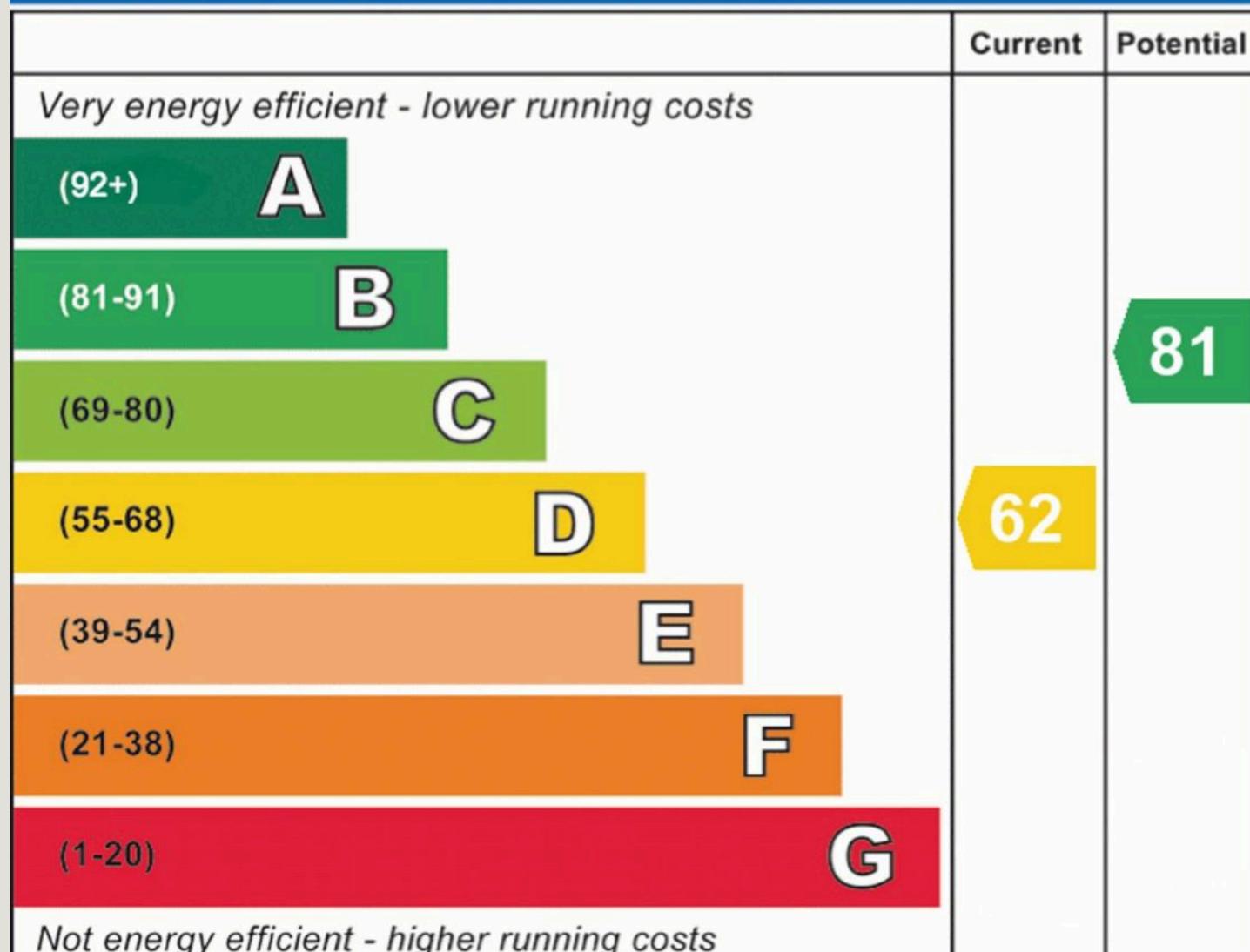
Services

Mains electricity, gas, water & drainage; gas central heating, double glazed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

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Energy Efficiency Rating



England, Scotland & Wales

EU Directive
2002/91/EC





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