



52a Brigham Road, Cockermouth, CA13 0BT

Offers Over **£425,000**

PFK

52a Brigham Road

The Property:

This beautifully presented detached house offers generous living for the modern family, featuring four spacious bedrooms, two stylish bathrooms, and three welcoming reception rooms. The heart of the home is a stunning open plan kitchen and dining area, complete with modern wooden units, integrated appliances, and a charming brick feature wall. French doors lead from here into a bright conservatory with a glass roof, seamlessly connecting the indoors with the lush, expansive garden beyond. The living area boasts a large bay window and characterful fireplace, while the bedrooms are all bathed in natural light and enjoy generous proportions.

Additional highlights include a secure gated driveway offering offroad parking, a neat front garden, and a large, well maintained rear garden perfect for entertaining and family gatherings. The outdoor space is a true oasis, with a tranquil pond, greenhouse, shed, and patio seating area - an ideal setting for children to play or adults to relax. Practical features such as built-in wardrobes, a heated towel rail in the bathroom, and a versatile home office ensure both comfort and convenience. This inviting family home is expected to attract strong interest, so early viewing is highly recommended.





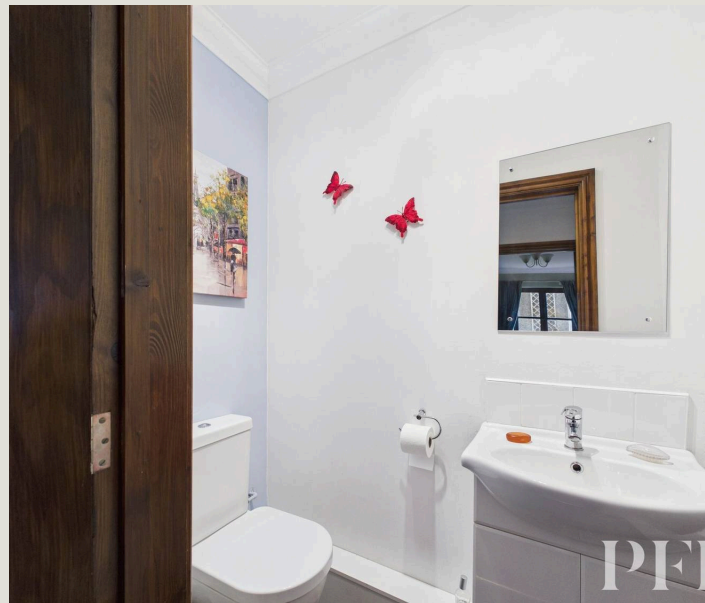
52a Brigham Road

Location & Directions:

Cockermouth is a charming market town located in Cumbria, on the edge of the Lake District National Park. Situated at the confluence of the river Cocker and river Derwent, it offers easy access to both the natural beauty of the Lakes and the convenience of nearby towns. Cockermouth is approximately 10 miles from the west coast and about 15 miles from the bustling town of Keswick. With its rich history, local amenities, and excellent transport links, it's a desirable location for both rural living and outdoor enthusiasts.

Directions

The property can be found under postcode CA13 0BT



- Four bed detached house
- Three reception, two bathroom
- Large garden & offroad parking
- Popular part of town
- No onward chain
- EPC rating D
- Council Tax: Band D
- Tenure Freehold

ACCOMMODATION

Entrance Hallway

6' 3" x 20' 11" (1.90m x 6.37m)

Accessed via wooden external door with double glazed inserts, stairs to first floor landing, two built in storage cupboards.

Living Room

16' 10" x 14' 6" (5.14m x 4.43m)

Light and airy dual aspect room with bay window, gas fire in tiled hearth and surround, decorative coving, point for TV, space for three piece suite.

Dining Room

11' 8" x 13' 0" (3.56m x 3.96m)

Dual aspect room with decorative coving and space for an 8 person dining table.

Office

9' 7" x 6' 9" (2.91m x 2.07m)

Front aspect room with decorative coving and point for telephone. Offers flexible usage as a home office, study or play room.

Kitchen

11' 7" x 22' 2" (3.54m x 6.76m)

Large rear aspect dining kitchen fitted with a range of base and wall units in a light wood finish and complementary countertop, four burner ceramic hob with extractor fan over, separate electric oven and grill, stainless steel sink with drainage board and mixer tap, integral dish washer. Decorative coving, exposed brick walls and details, tiled floor, space for a 6 person dining table.

Sunroom

10' 4" x 9' 8" (3.16m x 2.94m)

Dual aspect room with double glazed roof, French doors leading to garden, tiled floor.



Utility Room

11' 8" x 6' 0" (3.55m x 1.82m)

Side aspect room with wood external door and glazed inserts. Fitted with a range of base units in a white high gloss finish and grey granite effect countertop. Stainless steel sink with drainage board and mixer tap, plumbing for undercounter washer and dryer.

Cloakroom/WC

5' 9" x 2' 11" (1.74m x 0.90m)

WC and wash hand basin with tiled splashback.

Landing

6' 2" x 5' 8" (1.89m x 1.72m)

Side aspect half landing.

FIRST FLOOR LANDING

10' 2" x 4' 8" (3.10m x 1.42m)

Decorative coving, two built in storage cupboards.

Bedroom 1

12' 8" x 14' 7" (3.85m x 4.45m)

Front aspect light and airy double bedroom, with decorative coving, built in wardrobes and ensuite shower room.

Ensuite Shower Room

6' 4" x 6' 10" (1.92m x 2.08m)

Side aspect room comprising three piece suite with walk in shower cubicle and mains powered shower, WC and wash hand basin.

Bedroom 2

11' 8" x 13' 3" (3.56m x 4.04m)

Front aspect light and airy double bedroom with decorative coving.

Bedroom 3

9' 9" x 13' 0" (2.96m x 3.97m)

Rear aspect double bedroom with decorative coving, loft access via hatch and drop down ladder.



Bedroom 4

13' 7" x 14' 7" (4.14m x 4.44m)

Large rear aspect double bedroom with decorative coving.

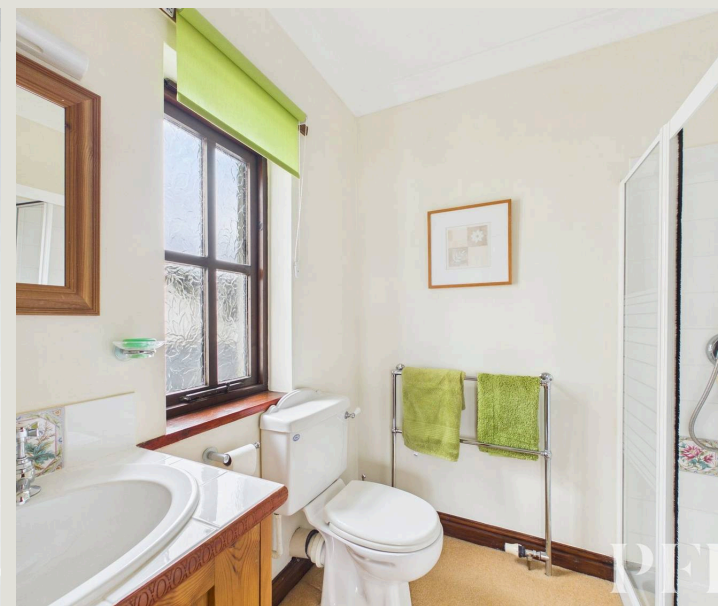
Bathroom

9' 4" x 9' 1" (2.85m x 2.77m)

Side aspect room with decorative coving and spot lighting, comprising four piece suite; WC, wash hand basin, bath with shower attachment, shower cubicle with mains powered shower, tiled splashbacks.

Loft

Large lit boarded loft with wooden fold down ladder accessed from bedroom 3.





EXTERNALLY

Front Garden

Lawned front garden with mature hedge and wall border.

Rear Garden

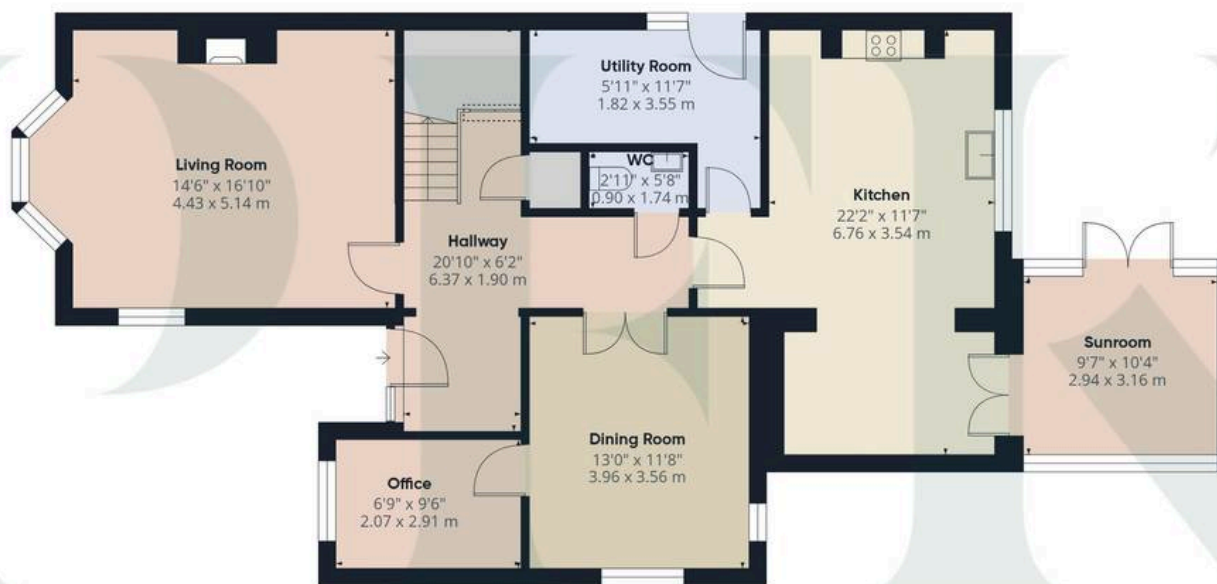
Large private rear garden laid to lawn and patio, pond, shed, greenhouse and mature borders and shrubbery.

Driveway

2 Parking Spaces

Parking for 2 cars on the gated driveway.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1982 ft²
183.9 m²

Reduced headroom

2 ft²
0.2 m²

(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.

ADDITIONAL INFORMATION

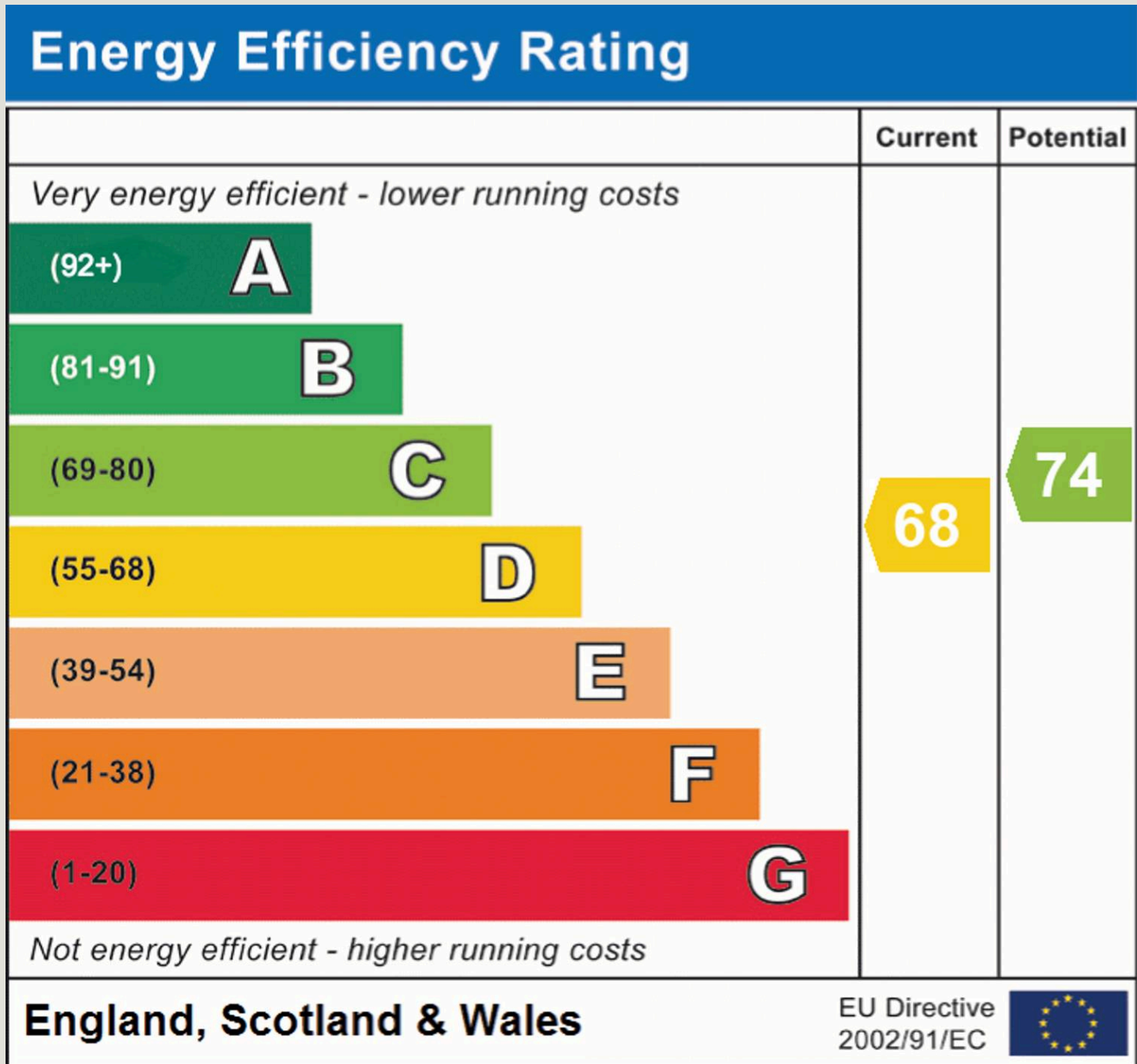
Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed. 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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- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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