

61 High Brigham, Brigham, Cockermouth, CA13 0TG

Guide Price £350,000

PFK

61 High Brigham

The Property:

Tucked away in the charming centre of Brigham village, this remarkably roomy and detached residence at Number 61 offers generous living space throughout. Once a longstanding hub for the local community as the village shop, the property has since been thoughtfully transformed into a warm and inviting home. Rich in character and sympathetically styled, it presents an ideal opportunity for family living at the very heart of this welcoming village setting. High Brigham is a sought after part of Brigham village, offering a peaceful, scenic setting near Cockermouth and the Lake District. It's ideal for families and outdoor enthusiasts, with easy access to local amenities and nearby beauty spots like Loweswater, Buttermere, and the Solway coast.

The property offers an impressive amount of living space, beginning with a welcoming lounge, centred around a charming open fireplace with multi-fuel stove. A handcrafted solid wood kitchen with a cottage feel opens into a dining area, creating a sociable and relaxed atmosphere. The former shop area has been imaginatively reworked into a spacious, light filled zone currently used as a dining area and studio, though it could easily serve as an additional reception space or be adapted to suit individual needs. The ground floor also includes a convenient cloakroom/WC and a generous walk in pantry.







61 High Brigham

The property continued....

Upstairs, you'll find three well proportioned double bedrooms, complemented by a shower room and a beautifully appointed separate bathroom. Outside, the rear courtyard leads via steps to a south facing suntrap garden, well maintained, complete with a charming stone built bothy. To the side, there's a large single garage - a rare feature for this kind of home - offering space for a car and potential for EV charging. A handy storeroom is also located at the rear, adding further practicality to this unique home.

- **Detached 3 bed home**
- **Cosy lounge with an open fireplace.**
- **Handcrafted oak kitchen with a cottage style dining area.**
- **Former shop area now a studio space with flexible potential.**
- **Shower room & separate bathroom**
- **Suntrap garden, stone built bothy, large garage & storeroom.**
- **Council Tax: Band C**
- **Tenure: Freehold**
- **EPC rating D**













61 High Brigham

Location & Directions:

High Brigham is a desirable area in the village of Brigham, is just a short drive from the historic market town of Cockermouth. Surrounded by rolling countryside, it offers a peaceful and picturesque setting with easy access to local amenities. Popular with families, it's within close reach of the Lake District National Park and provides a strong sense of community. Loweswater - 5 miles Buttermere – 8 miles Ennerdale – 7 miles Ravenglass – 17 miles St Bees – 15 miles Solway coast – 14 miles This location is perfect for those who enjoy outdoor pursuits while still being close to schools, shops, and transport links.

Directions

The property is easily located in the centre of the village at number 61. Please use the door on the rendered side of the house for access. Alternatively, you can find it using the What3Words location: ///piled.slope.strapped.

ACCOMMODATION

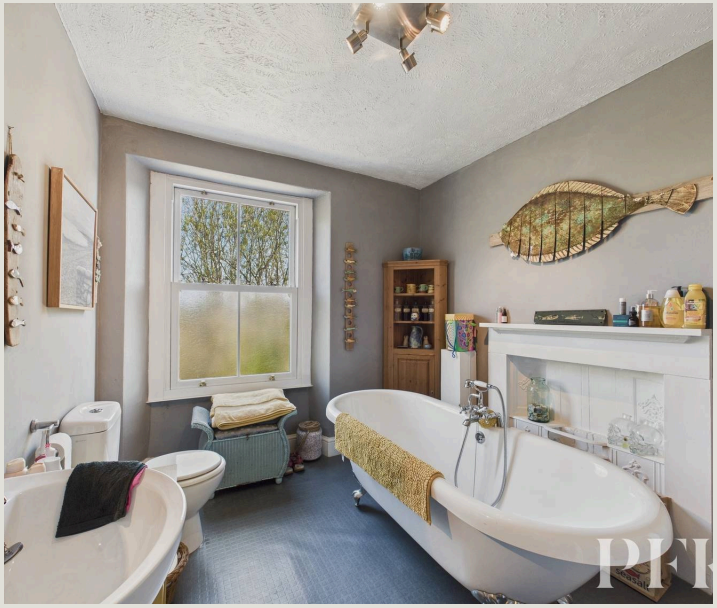
Entrance Hallway
Accessed via part glazed UPVC door. With stairs to the first floor and doors to the ground floor rooms.

Lounge
13' 9" x 12' 10" (4.20m x 3.90m)
An attractive, well presented lounge with decorative coving, open fireplace with multi-fuel stove, sandstone hearth, recessed shelving, exposed floorboards, radiator and dual aspect sash windows

Kitchen/Diner
12' 6" x 18' 4" (3.80m x 5.60m)
A spacious and empathetically styled kitchen/diner with charming cottage style, handmade solid wood wall and base units, open shelving, and a central island. It features a double bowl Belfast sink with mixer tap, a range cooker, and a generous understairs cupboard - ideal for use as a pantry. The dining area comfortably accommodates table and chairs and boasts an impressive inglenook fireplace, which, with the right conversion, could house a dual aspect log burning stove. Sash windows to both the front and rear fill the room with natural light, together with decorative coving, recessed ceiling spotlights, two radiators and exposed floorboards, and the space provides access to further reception rooms and the rear porch.

Further Reception Room & Studio
33' 6" x 10' 10" (10.20m x 3.30m)
An incredibly versatile space that spans the full length of the stone built side of the property. Originally the village shop, it is now used as both an additional reception room and a home art studio. A further door leads directly out to the street, with two large windows offering an abundance of natural light. The reception room features original floorboards, while the step up into the art studio reveals solid flooring, adding character and distinction to the space







Rear Porch
With cloaks area, door to the cloakroom/WC and a further door out to the rear garden.

Cloakroom/WC
With WC and hand wash basin, part tiled walls, radiator and an obscured window.

FIRST FLOOR LANDING
An extensive and spacious landing, reminiscent of a traditional Cumbrian longhouse, featuring a cosy seating area by a double glazed window and two convenient storage cupboards. This central space provides access to three bedrooms, the bathroom, and a separate shower room.

Bedroom 1
17' 1" x 11' 2" (5.20m x 3.40m)
A spacious, light and airy double bedroom with loft access hatch, radiator and two double glazed sash windows.

Bathroom
8' 2" x 8' 2" (2.50m x 2.50m)
A fantastic bathroom fitted with a three piece suite comprising freestanding rolltop bath, WC and pedestal hand wash basin. The original fireplace adds a unique decorative touch, while a radiator and a part obscured glazed sash window enhance both comfort and natural light.

Shower Room
6' 11" x 10' 2" (2.10m x 3.10m)
A wonderful addition to the generous bathroom, this shower room includes a walk in shower cubicle with electric shower, pedestal wash hand basin and WC. It also features a radiator and obscured double glazed window for added comfort and light.

Bedroom 2
12' 6" x 11' 2" (3.80m x 3.40m)
A double bedroom benefitting from loft access hatch, radiator and double glazed sash window.













Bedroom 3
13' 9" x 12' 10" (4.20m x 3.90m)
A generously sized double bedroom, currently housing twin beds, featuring an original cast iron fireplace with surround, exposed floorboards, radiator, and double glazed sash window.

EXTERNALLY

Garden

At the rear of the property, you'll discover a delightful low maintenance courtyard, highlighted by a charming dry stone wall that adds a decorative touch. A fantastic addition, is the old wash house offering plumbing for a washing machine and tumble dryer, as well as power and lighting. Steps lead up to a spacious garden with a sunny lawn and patio, both basking in the sun throughout the day. Additionally, there's a stone built bothy, providing a perfect spot for storing garden tools.

GARAGE

Single Garage

A spacious single garage with pedestrian access to the rear garden. It's a convenient spot for parking a car, and with a little work, could easily be adapted for EV charging.



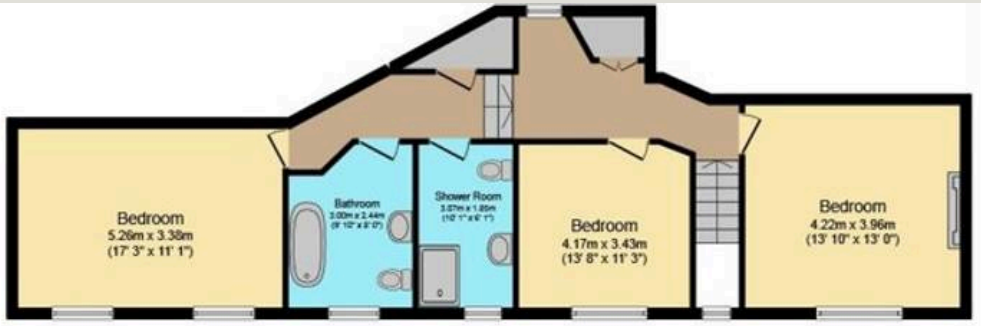








Ground Floor

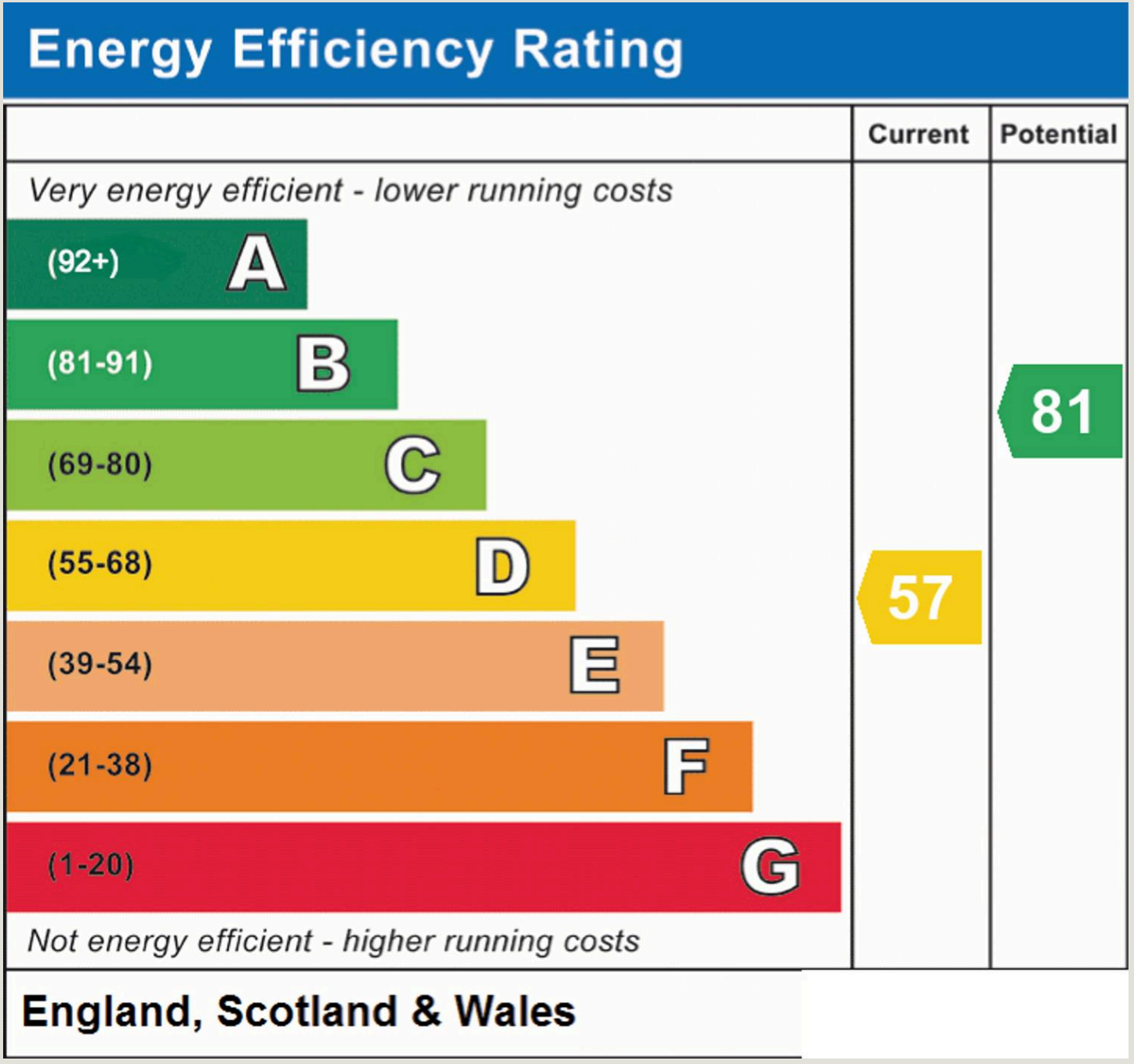


First Floor

ADDITIONAL INFORMATION

Services
Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed. Please note: 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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