

Copper Beeches, Greysouthen, Cockermouth, CA13 0UF

Guide Price £675,000

PFK

Copper Beeches

The Property:

Occupying a peaceful and private position in the desirable village of Greysouthen, just a short distance from Cockermouth, this impressive four bedroom detached bungalow offers spacious, beautifully presented accommodation set within extensive and established grounds. Enjoying a wonderful sense of privacy, with attractive gardens and far reaching views across the surrounding countryside, the property presents a fantastic opportunity for those looking to relocate to the area, embrace a more relaxed pace of life or enjoy an early retirement.

The versatile accommodation is equally well suited to families and those seeking a home capable of accommodating multiple generations, with generous living spaces and flexibility to adapt to a variety of needs. A welcoming entrance porch leads into the hallway, which provides access to the formal lounge, featuring an attractive freestanding wood burning stove. Double doors open into an impressive open-plan living, dining and kitchen area, creating a sociable space ideal for both everyday living and entertaining. The well equipped kitchen incorporates an Aga, while the adjoining sunroom extends across a substantial portion of the rear of the property, providing a lovely space in which to relax and enjoy the garden and countryside views, with doors opening directly onto the rear patio.







Copper Beeches

The property continued....

The accommodation offers an excellent degree of flexibility, with three bedrooms situated within the main part of the bungalow, including one with ensuite facilities, together with a family bathroom. A further generous double bedroom is positioned beyond the kitchen area, alongside a utility room and separate WC. This arrangement offers considerable versatility, with potential to create a more independent living area for a relative, older children or visiting guests, particularly given the separate access available via the rear porch. The property is presented in excellent condition throughout, allowing a purchaser to move straight in while offering scope to tailor the accommodation to suit their individual requirements. Externally, the extensive grounds are a particularly attractive feature, with established hedging providing privacy to the principal gardens, sweeping lawns extending across the front and side, and a substantial rear patio perfectly positioned to enjoy the far reaching views across the surrounding countryside.

Further enhancing the appeal is a generous driveway providing parking for multiple vehicles, together with a substantial detached triple garage offering an impressive range of additional facilities. This incorporates a double garage with double door access and an inspection pit, a separate workshop, a rear storeroom and two first floor rooms, currently utilised for storage and as a craft room.







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The space offers excellent versatility for those requiring additional storage, workshop facilities or dedicated hobby space, while presenting potential for alternative uses, subject to the necessary planning permissions and building regulations.

Combining generous and adaptable accommodation, beautifully maintained surroundings and a wealth of additional space, this is a wonderful opportunity to acquire a substantial home in a peaceful village setting, conveniently located for the amenities of Cockermouth and the outstanding countryside of the Lake District.

- **Impressive four bedroom detached bungalow**
- **Quiet position in the village of Greysouthen**
- **Extensive private gardens**
- **Generous driveway parking & substantial triple garage**
- **Ideal for families or relocation**
- **Tenure: Freehold**
- **EPC Rating C**
- **Council Tax Band F**













Copper Beeches

Location & Directions:

Situated in the peaceful village of Greysouthen, approximately 3 miles from the popular market town of Cockermouth, the property enjoys an appealing balance of rural tranquillity and everyday convenience. Cockermouth offers a good range of independent shops, supermarkets, cafés, restaurants and local services, together with primary and secondary schooling, making it a practical choice for families. Further educational options are available in the surrounding villages. The village is also ideally placed for exploring the beautiful landscapes of the Lake District National Park, with its renowned lakes, fells, walking routes and outdoor pursuits within easy reach. Combining a quiet village setting with convenient access to amenities, schools and some of Cumbria's most spectacular countryside, Greysouthen is an attractive location for those seeking a more relaxed lifestyle without feeling isolated.

Directions

The property can be located using either CA13 0UF or W3W///dime.stunts.comically

ACCOMMODATION

Entrance Porch
Approached via a traditional wooden entrance door. Window to side, glazed internal door leading to hallway.

Hallway

Open Plan Dining Kitchen
29' 9" x 12' 4" (9.06m x 3.76m)
The impressive open plan kitchen and dining area offers a wonderful sense of space, with an extensive range of cream cabinetry, generous worktop space and a central island providing both additional storage and a practical preparation area. Large windows flood the room with natural light, while the adjoining dining area comfortably accommodates a family sized table, making it ideal for entertaining. Wide openings lead through to the adjoining lounge and garden room, creating a fantastic flow between the living spaces and making this a superb hub of the home for both everyday family life and social occasions.

Lounge
17' 2" x 14' 4" (5.24m x 4.37m)
Beautifully appointed formal lounge with freestanding wood burning stove, large picture window overlooking the gardens to the side of the bungalow and patio door with glazed side panel leading out to the patio at the rear.

Garden Room
21' 9" x 10' 11" (6.63m x 3.32m)
The sun room is positioned to the rear of the property and boasts exceptional views over the garden to open countryside beyond.

Bedroom 1
16' 10" x 13' 3" (5.14m x 4.03m)
Large double bedroom with window to front elevation overlooking the gardens, fitted wardrobe to one wall.







Bedroom 2
12' 3" x 8' 3" (3.73m x 2.52m)
Double bedroom with fitted wardrobe, window and ensuite shower room.

Ensuite Shower Room
9' 1" x 2' 7" (2.78m x 0.79m)
Low level WC, wash hand basin and shower cubicle with mains shower. Small window and chrome radiator.

Bedroom 3
11' 9" x 9' 3" (3.59m x 2.81m)
Currently utilised as a home office, with window to front overlooking the garden and fitted wardrobes to one wall.

Family Bathroom
9' 4" x 8' 10" (2.84m x 2.70m)
Fitted with traditional white suite comprising low level WC, wash hand basin and freestanding bath.

Inner Hallway from Kitchen
This hallway offers access to a large double ensuite bedroom, utility room and WC, with separate access to the rear of the property. This space offers great potential to be used as an annexe for a dependent relative or as an Air b&b (subject to permissions).

Bedroom 4
14' 5" x 13' 5" (4.39m x 4.08m)
Large ensuite double bedroom with window overlooking the gardens and fitted wardrobes to one wall.







Bedroom 4 - Ensure Shower Room
11' 0" x 5' 3" (3.35m x 1.61m)
Large ensuite fitted with 3 piece white suite comprising low level WC, wash hand basin and walk in shower with electric shower. Window and chrome radiator.

Utility Room
7' 11" x 7' 10" (2.42m x 2.38m)
Fitted with a range of matching wall and base units with complementary worksurfacing and Belfast sink. Plumbing for washing machine and tumble dryer.

WC
4' 7" x 2' 11" (1.39m x 0.88m)

Rear Porch

EXTERNALLY

Garden

The property's extensive grounds are a real highlight, providing a wonderful sense of space, seclusion and connection with the surrounding countryside. Established hedging creates a high degree of privacy around the principal gardens, while sweeping lawns extend across the front and side of the bungalow, offering an attractive setting and plenty of outdoor space to enjoy. To the rear, a substantial patio provides the perfect spot for outdoor dining, entertaining family and friends or simply unwinding while taking in the far reaching views across the surrounding countryside. Whether enjoying a peaceful morning outdoors, hosting summer gatherings or making the most of the additional space with children and visiting family, the gardens offer a highly desirable extension of the home's living accommodation.











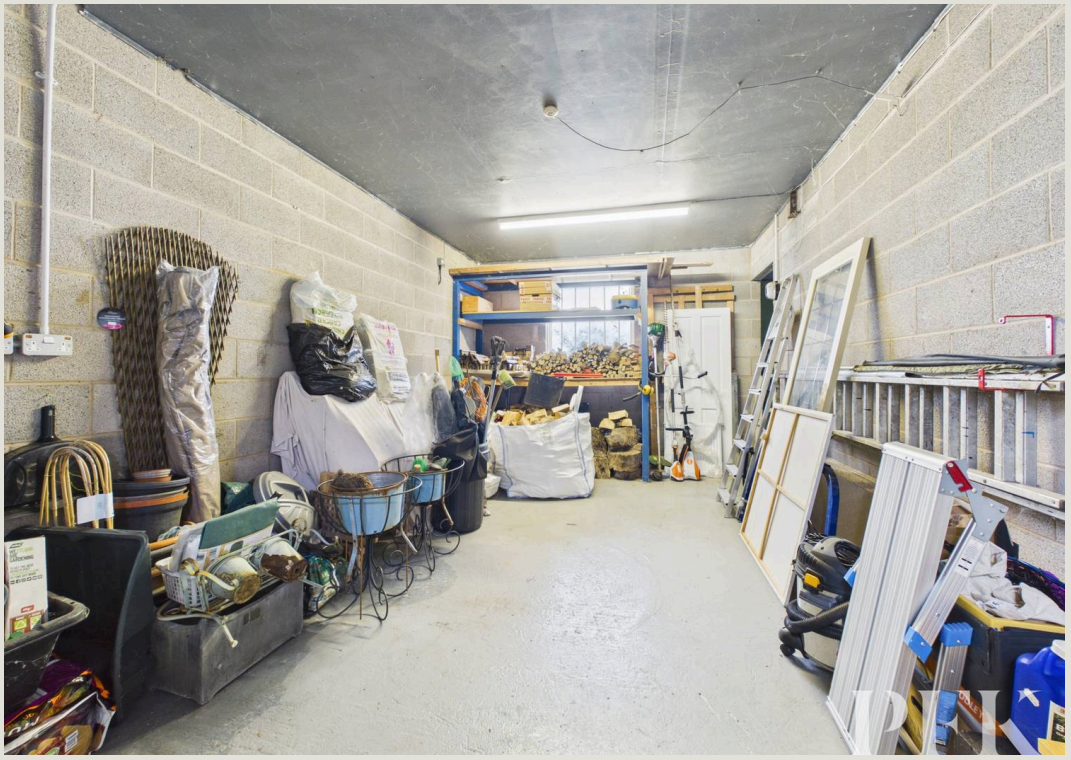


The combination of mature boundaries, generous lawns and open countryside views creates an exceptionally appealing outdoor environment.

Garage

6 Parking Spaces

A gated entrance opens onto a generous driveway providing parking for multiple vehicles, making the property particularly well suited to households with several cars or those who regularly welcome visiting family and friends. Further enhancing the appeal is a substantial detached triple garage, offering an impressive range of storage, workshop and hobby space. The garage incorporates a double garage with double door access and an inspection pit, alongside a separate workshop with its own garage door and a storeroom to the rear. A staircase from the workshop leads to the first floor, where two additional rooms are currently used for storage and as a craft room. This extensive ancillary space offers excellent flexibility for vehicle enthusiasts, tradespeople, hobbyists or anyone requiring additional workspace. There may also be potential to explore alternative uses or conversion of parts of the building, subject to the necessary planning permissions.











Floor 0 Building 1

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Approximate total area(1)

2248 ft²

208.7 m²

(1) Excluding balconies and terraces

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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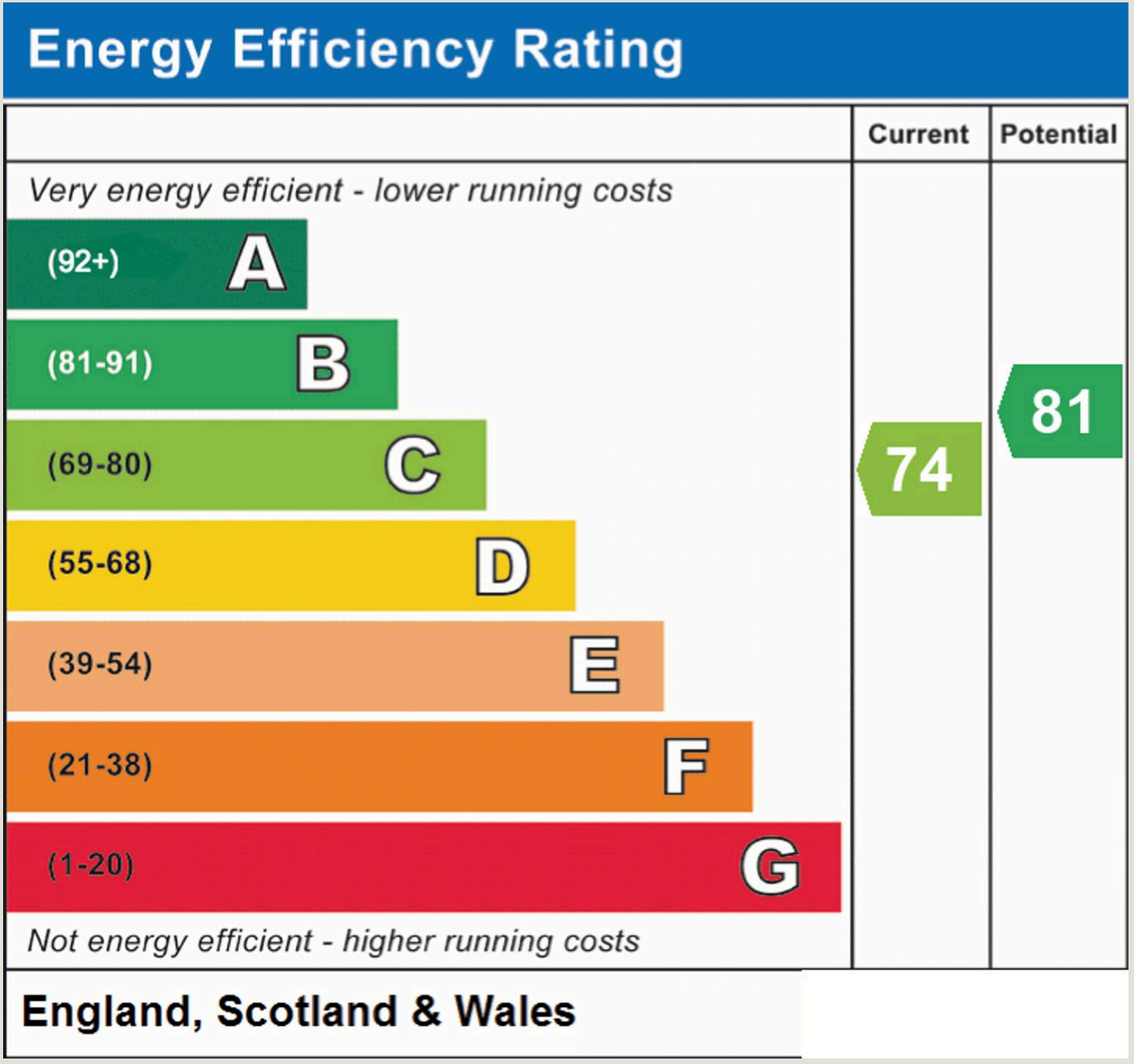
ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas central heating and double glazing installed 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.

Referral Fee Disclosure

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