



The Poplars Great Broughton, Cockermouth, CA13 0XP

£430,000

Standing proudly on a peaceful road between Great Broughton and Cockermouth, this stunning south-facing home is a true sanctuary for those who love space, light, and breathtaking views. Imagine waking up to views of countryside and the River Derwent, with the majestic Buttermere fells gracing the horizon — it really doesn't get any better than this. Filled with character at every turn, the home exudes timeless charm, from the striking stained-glass entrance that floods the hall with colour to the abundance of traditional features and natural wood finishes throughout.

Spacious and inviting, the interior offers cosy and elegant living spaces, including a sitting room with a charming fireplace, a dining room with a kitchen and traditional pantry, and a sun-filled conservatory, perfect for relaxing with a book or entertaining friends. Upstairs, two double bedrooms (one with a Jack & Jill bathroom featuring a freestanding slipper bath), a dressing room, and potential to create a third double bedroom from the rear room offer flexibility for modern living. There's even a super-spacious attic - perfect for storage.

Outside, the gardens are a delight, with seating areas, lawns, borders, and a workshop, alongside a larger-than-expected garage and driveway for 2-3. In a semi-rural location yet just minutes from the A66, Cockermouth, Workington, and the Lake District, this is more than a home — it's a lifestyle of peace and effortless country living, with potential to make it truly your own.

THINGS YOU NEED TO KNOW

Gas central heating.

UPVC double glazing manufactured in keeping with the style of the property.

There is a fabulous array of features throughout, mostly in natural wood, including doors and frames and architraves, skirting boards, dado and picture rails. etc.

There are Victorian style anthracite coloured radiators to most rooms.

There is a brick built septic tank located in the garden. It is not shared.

OWNERS' COMMENTS

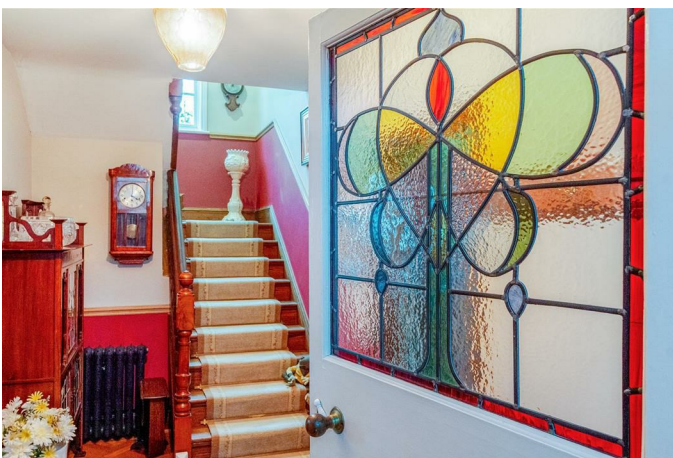


"The Poplars has been a wonderful place to live. A cosy house with stunning views over the fells. Good neighbours too. It's with a heavy heart that I have to move on."

ENTRANCE

The property is accessed via a composite door with an arched window above and that leads into inner vestibule with a dark red tiled floor and inset foot mat. Glazed hardwood door with panels to the side and above with beautiful original coloured leaded glazing and that leads into:

INNER HALLWAY



Herringbone style natural wood flooring to the entrance area, stairs to the first floor and doors into both reception rooms.

SITTING ROOM

14'11" x 12'6" (4.55 x 3.82)



A lovely bay window to the front with natural wooden panelling below. Gas fire in Victorian style surround with traditional tiling and dark mantelpiece over with black granite hearth. Television point.

DINING ROOM

15'7" x 12'5" (4.77 x 3.81)



Natural wood flooring and bay window with panelling below, brass fireplace with black granite hearth and dark mantelpiece over. Opens into the kitchen. Door into the conservatory.

KITCHEN

12'1" x 10'0" (3.70 x 3.06)



Fitted with a range of base and wall units in natural wood with

copper handles and natural wood worktop over. The kitchen includes space for a 1 1/2 size dual fuel cooker within fireplace recess with tiled surround and mantelpiece over. Belfast sink with brass mixer tap and integrated fridge. Quarry tiled floor, large triple window overlooking the side. Space for additional furniture. Off the kitchen is a pantry fitted with shelving, etc. Door to rear sun room.

CONSERVATORY

10'9" x 10'6" (3.30 x 3.21)



Windows to three sides with a patio doors to the garden and fitted with a warm roof. Cream tiled floor, wood burning stove by Morso in chocolate brown within fireplace recess with stone hearth and oak mantel over. Wall mounted television bracket.

SUNROOM

13'11" x 4'7" (4.25 x 1.40)



Sunroom to the rear accessed from the kitchen and with windows to three sides and clear glass ceiling and door to the rear. Quarry tiled floor.

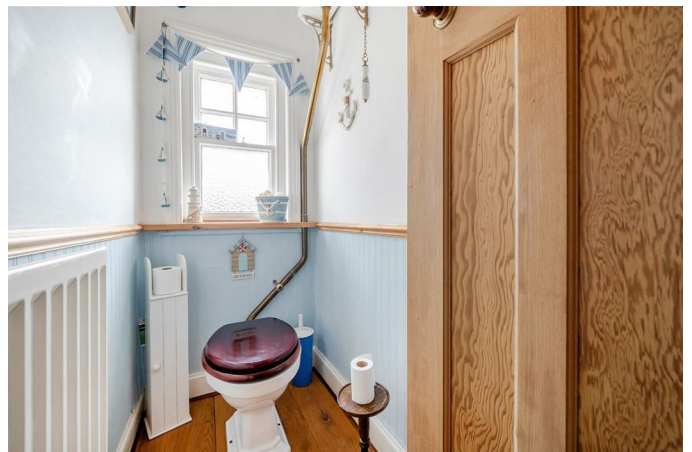
UTILITY ROOM

12'6" x 10'1" (3.83 x 3.09)



Continuation of quarry tiled floor, ceiling mounted clothes airer, wall mounted shelving, plumbing for washing machine. Window to the rear. Door to cloakroom.

CLOAKROOM



Continuation of quarry tiled floor. Fitted with WC.

STAIRCASE AND LANDING

A beautiful staircase with natural banister rail and treads with carpet rods leads to half landing level with a single glazed arched window overlooking the rear. Leads up to first floor level with natural wood flooring and doors to all rooms.

BEDROOM ONE

12'7" x 12'5" (3.85 x 3.81)



A lovely large double bedroom with an aspect over the countryside at the front. Natural wood flooring and door into family bathroom.

BATHROOM



With freestanding clawfoot bath, Victorian wash basin set into marble top with brass curved mixer tap and unit below in dark wood. WC with a Thomas Crapper & Co high level cistern with pull chain. Tiled effect floor, built-in cupboard, picture rail, large window to the rear and feature fireplace. Door to the landing.

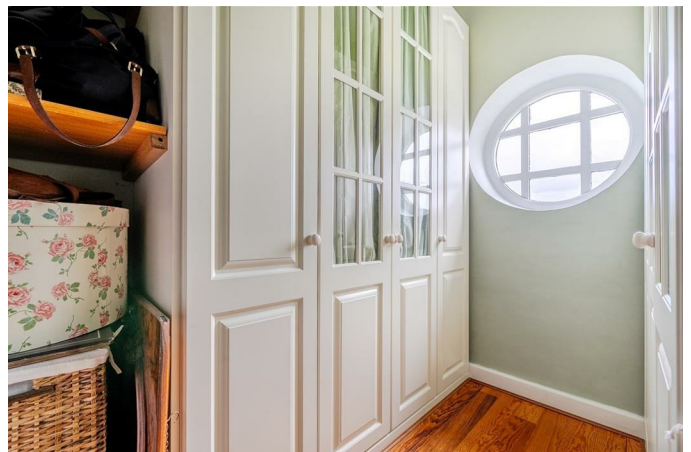
BEDROOM TWO

12'7" x 12'5" (3.85 x 3.81)



Double bedroom to the front with fabulous view. Feature fireplace.

NURSERY/DRESSING ROOM



Continuation of flooring and attractive round window overlooking the fells in the distance. Currently fitted with wardrobes this makes an ideal dressing room.

BEDROOM THREE / BATHROOM

9'10" x 9'2" (3.02 x 2.81)



Potential to be a double bedroom but currently fitted with a corner wash basin and shower enclosure. Ladder style radiator and open tread staircase to a small landing area with recess shelving which gives access into the loft.

WC

A separate WC with natural wooden flooring with high level cistern and pull chain. Part painted tongue and groove panelling with dado trim and frosted window to the rear.

LOFT

14'1" x 11'5" / 14'1" x 10'11" (4.30 x 3.50 / 4.30 x 3.33)



A useful loft with three rooms with excellent under eaves storage. 3 Velux roof lights and power.

PARKING & SINGLE GARAGE

24'3" x 12'9" (7.41 x 3.90)



A block paved drive for two to three cars leads to a single garage with up and over door and concrete floor and storage above. Power.

FRONT GARDEN



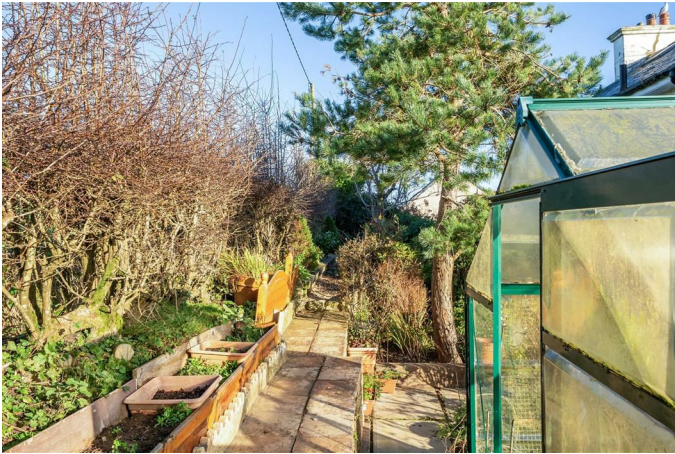
A gate leads onto a gravel path which leads to the front door and beyond. There's an attractive lawn with hedge and floral borders.

SIDE GARDEN



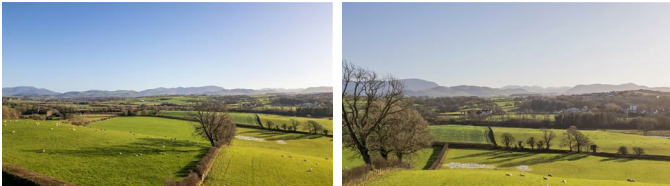
Continuation of gravelled area which makes a lovely place to sit and enjoy the sun and the views. A path leads down to a pedestrian gate at the bottom. There's a patio area outside the conservatory, a lawn with well-established shrub and floral borders, and steps lead up to a greenhouse and further small garden beyond. Outside tap. Detached workshop.

REAR GARDEN



A paved area with a stone retaining wall and log store.

VIEWS



Fabulous south facing views from the front over the countryside and the River Derwent to Brigham and the Lake District Fells in the distance.

DIRECTIONS



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From Cockermouth take the A66 in a westerly direction and at the Brigham/Broughton turn, turn right signed to Great Broughton. Go over the bridge and as the road bears left go straight ahead up the hill. Bear right and continue past the turn to Broughton Park and the property can be found a little further on on the left hand side.

COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band E.

VIEWINGS

To view this property, please contact us on 01900 829977.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdale's, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdale's offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE

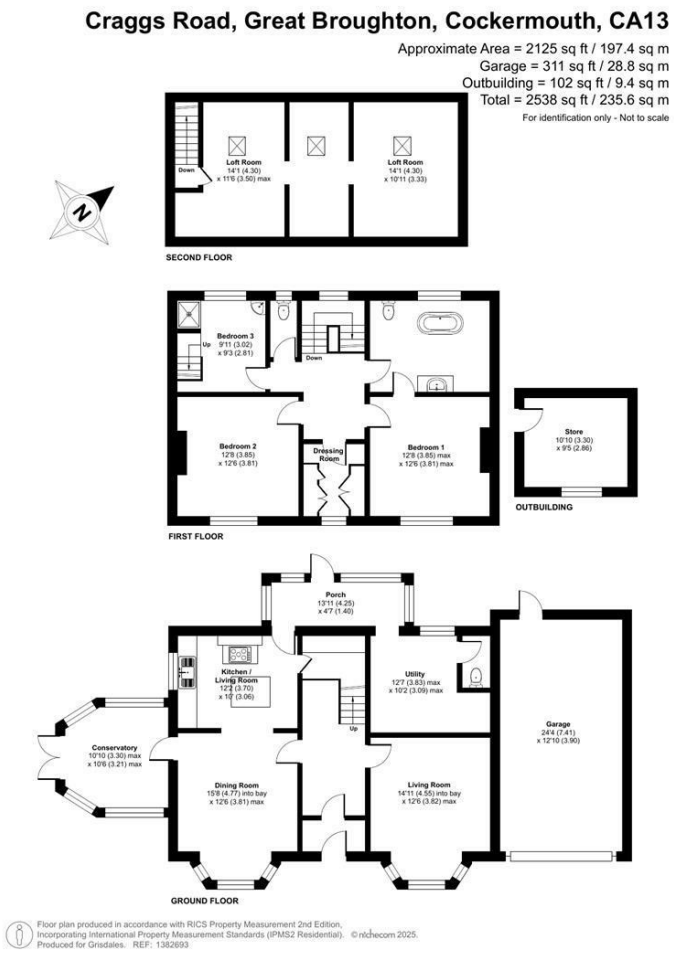
Grisdale's works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's

fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

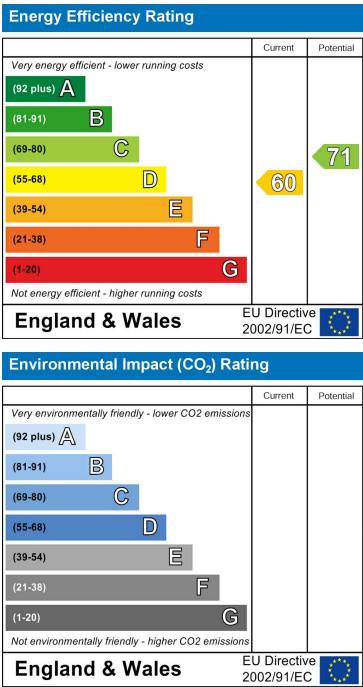
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.