



## Amadeus High Brigham, Cockermouth, CA13 0TJ

**£245,000**

This detached three bedroomed house offers a perfect blend of comfort and modern living. Built in the mid-eighties, the property has been thoughtfully updated with a recently fitted kitchen and bathroom, ensuring a contemporary feel. The home boasts a spacious reception room, ideal for family gatherings or quiet evenings in. With three well-proportioned bedrooms, there is ample space for a growing family or guests.

Situated down a small track off the centre of Brigham, it enjoys a peaceful setting while still being conveniently close to local amenities such as the local primary school, bus routes etc. The surrounding area offers a friendly community atmosphere, perfect for those seeking a tranquil lifestyle without sacrificing accessibility.

In summary, this detached house in High Brigham is a fantastic opportunity for anyone looking for a family home in a serene yet accessible location. With its modern updates and ample space, it is ready to welcome its new owners.

## THINGS YOU NEED TO KNOW

Gas heating  
Double Glazing

## ENTRANCE HALLWAY

Accessed via a brown upvc door which leads into the inner hallway. Stairs to the first floor and understairs cupboard, doors to the lounge and kitchen.

## OPEN PLAN RECEPTION ROOM

Split into lounge and dining areas

## LOUNGE

19'11" x 11'10" (6.08 x 3.61)



With gas fire in brass frame with cream hearth and surround and dark stained mantle over. With window to the front and television point, opening into the dining room.

## DINING ROOM

10'7" x 9'8" (3.25 x 2.97)



With window to the rear and door into the kitchen.

## KITCHEN

12'7" x 10'9" (3.86 x 3.28)



Recently fitted with a range of off white base and wall units with worktop over and including sink unit with mixer tap over,

integrated electric oven and hob over. Plumbing for washing machine and space for two undercounter appliances. Wood effect flooring, small breakfast bar, windows to the rear and side and upvc door to the rear.

## FIRST FLOOR LANDING

Giving access to three bedrooms and bathroom.

## BEDROOM 1

14'2" x 11'1" (4.32 x 3.38)



Double room to the front with built in wardrobes.

## BEDROOM 2

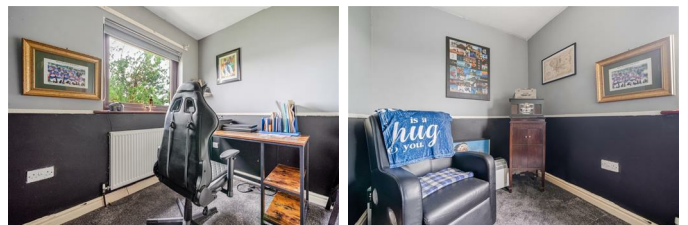
11'8" x 11'6" (3.56 x 3.51)



Double room to the rear.

## BEDROOM 3

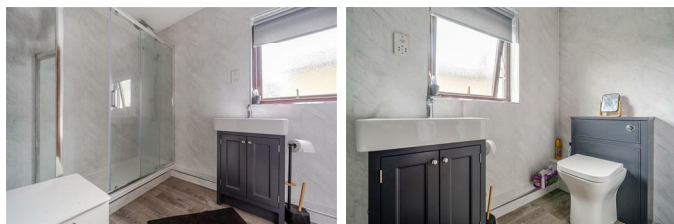
10'11" x 6'7" (3.35 x 2.03)



Single room to the rear.



## BATHROOM



Recently fitted with a walk in shower with clear screen and wall mounted shower and attachments. Wash basin within grey fronted vanity unit and matching w.c. Fitted around sanitary fittings with waterproof panelling. Practical flooring, frosted window.

## PARKING AND GARAGE



There is parking on the drives to both sides of the property and a single attached garage.

## OUTSIDE SPACE



There is a brick paved courtyard garden to the side and rear.

## DIRECTIONS

W3W: ///sediment.scary.expel

From the centre of the village proceed in a westerly direction and turn right where the numbered sign sits. The property can be located towards the end of the roadway on the left.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band C.

## VIEWING ARRANGEMENTS

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.

\*Please note these details have yet to be approved by the vendors.

## 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 Grisdales, 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. Grisdales 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

Grisdales 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.

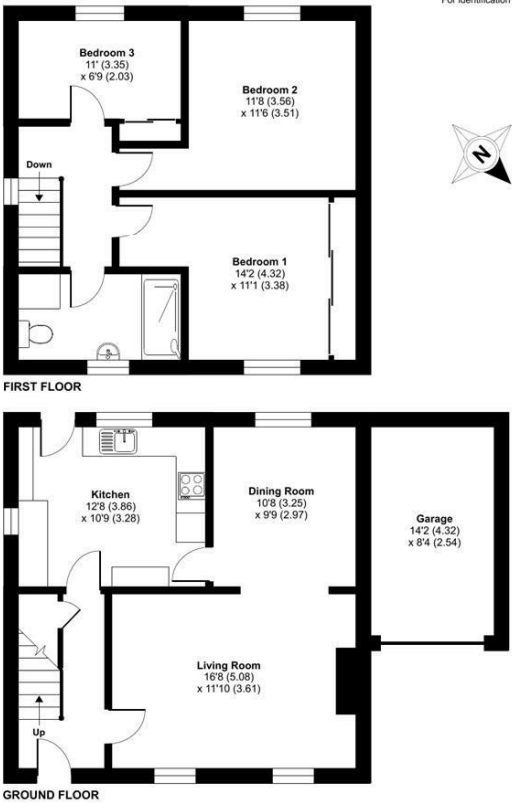
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Amadeus, High Brigham, Brigham, Cockermouth, CA13

Approximate Area = 1058 sq ft / 98.3 sq m  
Garage = 118 sq ft / 10.9 sq m  
Total = 1176 sq ft / 109.2 sq m

For identification only - Not to scale

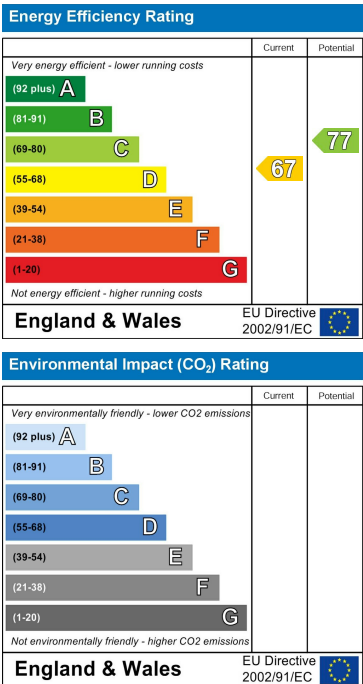


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rickrecom 2025. Produced for Grisdale. REF: 1311820

Area Map



Energy Efficiency Graph



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