HUNTERS®

HERE TO GET *you* THERE



Alice Lane

Little Broughton, Cockermouth, CA13 0YB

4 | 2 | 2 | D

£950 Per Calendar Month

- Quaint Period Cottage situated in Little Broughton
- 2 Reception Rooms
- Situated close to the A66
- Pets considered
- Council Tax Band B
- 4 Bedrooms
- 1 Family Bathroom, 1 Ensuite WC
- Short drive to the West Coast of Cumbria & the picturesque Lake District
- EPC rating D
- Rent £950 | Deposit £1,096 | Holding deposit £219

Alice Lane

Little Broughton, Cockermouth, CA13 0YB

£950 Per Calendar Month







Welcome to this charming property located on Alice Lane in the picturesque village of Little Broughton, Cockermouth. This delightful house boasts four bedrooms, perfect for a growing family or those in need of extra space.

Situated in a quaint village setting, this period property (built 1756) exudes character and charm, offering a unique living experience. With four bedrooms, there is ample room for guests or the creation of an office or hobby space.

The property features a nicely fitted kitchen and separate utility, there is a living room and a dining room, ideal for entertaining and spacious enough for a family. The village location provides a peaceful and serene atmosphere, and being just 3 miles from Cockermouth and easy commute to the West Coast. Externally there is an easy to maintain garden area and patio for sitting out on an evening.

Pets Considered

Council tax band - B
Rent - £950
Deposit - £1096
Holding deposit - £219
EPC - D

The property will be offered on a periodic assured tenancy. The successful applicant will be provided with the required written tenancy information, including rent, deposit, landlord/agent details, repair responsibilities, and any tenant bill responsibilities, together with the official Renters' Rights Act Information Sheet 2026. Deposit protection will be arranged in accordance with current legislation.

Entrance
You enter the property via a side door and into the Utility area. From here you can enter the kitchen or the occasional fourth bedroom/office / hobby room.

Utility

Kitchen
A spacious kitchen fitted with a range of units at wall and base level and with contrasting work surfaces. Integral appliances include a ceramic sink and drainer, electric oven and hob with extractor fan over, space and plumbing for a washing machine and condensing dryer. Provides access to the living room.

Occasional Bedroom / Office
Large double sized room with multiple uses.

Living Room
Windows to double elevations and with glazed doors to the patio, a nice light room with a decorative feature fireplace (no in use) and plenty of room for sofa, chairs, and television table. Provides access to the dining room.

Dining Room
Plenty of space for a dining table for 6 to 8 people and providing access to the inner hall leading to the bathroom and stairs to the first floor landing.

Family Bathroom
Comprising of bath with side panel, wash-hand basin, and WC.

First Floor Landing
Accessed via the stairs rising from the inner hall and providing access to the three upstairs bedrooms.

Bedroom One
A smaller room, good for a single bed or nursery.

Bedroom Two
Double bedroom.

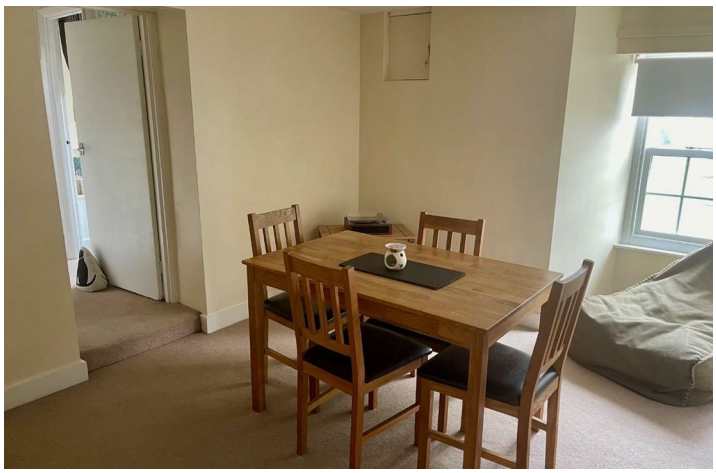
Bedroom Three
Double bedroom and with access to the dressing room.

Dressing Room & WC
A generous space located in the eves with plenty of space for dressing table and hanging rails and containing a WC and wash-hand basin.

Outside
There property has an easy to maintain outside space with a patio area and some planting. A great place to sit out in the evening sun.















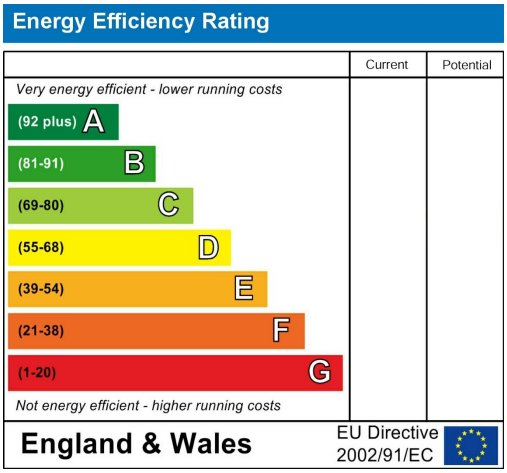


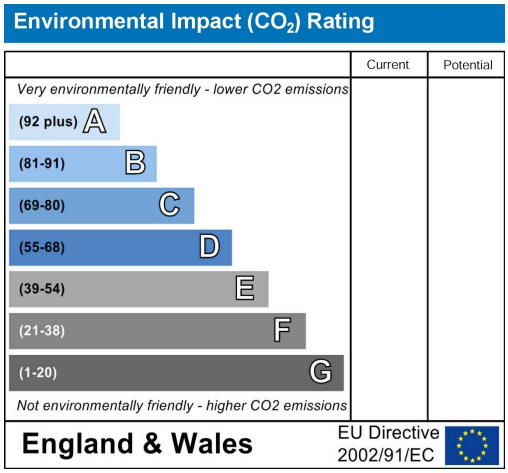






Energy Efficiency Graph





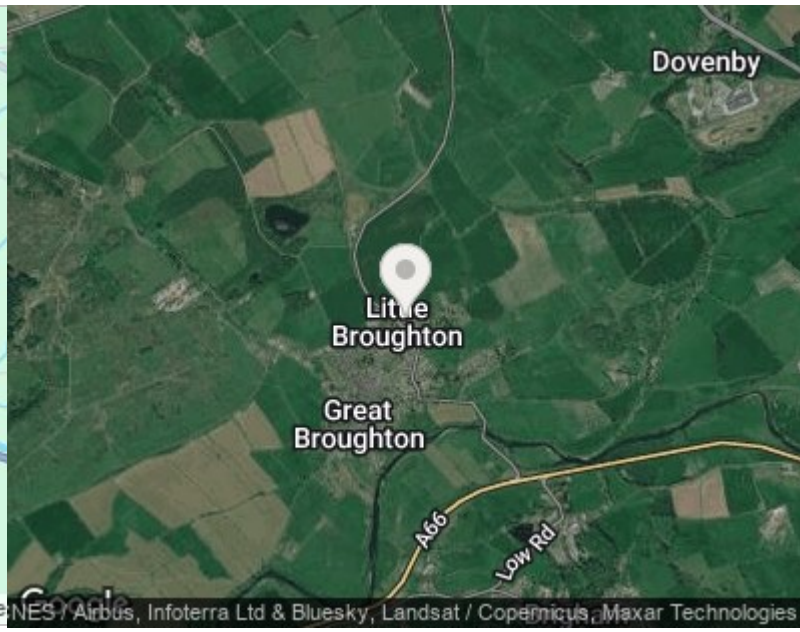
Viewing

Please contact our Hunters Carlisle Lettings Office on 01228 580913 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map







HUNTERS®

HERE TO GET *you* THERE

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 580913 Email: carlisle.lettings@hunters.com
https://www.hunters.com

The Property Ombudsman