

PFK

Ellerbank, Blackbeck, Egremont, Cumbria CA22 2NY

Price Guide: £399,950





PEK

LOCATION

The property is well located in the hamlet of Blackbeck on the edge of Beckermet village, just off the A595 and within easy commute of the major employment centres located on the west coast. Gosforth and Seascale are just a little further south, both offering a wide range of local amenities including shops, restaurants and well regarded schools. The delights of the Lake District National Park are also just a short drive away.

PROPERTY DESCRIPTION

Situated in the hamlet of Blackbeck, on the very edge of the village of Beckermet, this substantial, four bedroom, detached dormer bungalow offers an idyllic retreat with all the conveniences of modern living. Its prime location near the A595 provides easy access to neighbouring towns and employment centres, whilst proximity to the National Park offers the perfect base from which to explore the stunning natural landscapes, with remarkable views of Scafell, the western fells, and rolling countryside enjoyed from every elevation.

Occupying an extensive plot of approximately 0.75 acres (0.3 hectares), the external space features lush lawns, ample off-road parking, and a versatile outbuilding - which could be utilised for various purposes, from storage to hobby space. The large, integral garage, equipped with an inspection pit, opens up possibilities for conversion into a granny annexe or additional living quarters, especially with the convenient downstairs WC and store room located nearby. This flexibility renders the property ideally suitable for extended families or those seeking ancillary accommodation (pending the necessary permissions).

Inside, the bungalow is designed for comfortable and contemporary living. The ground floor comprises a spacious entrance hallway, cosy lounge with attractive wood burning stove, modern kitchen diner, two double bedrooms, contemporary bathroom and further WC, all offering convenience and ease of access. Upstairs, the first floor reveals a large double bedroom with enough space to include a snug area - ideal for guest accommodation, along with another double bedroom and a contemporary shower room to service the two.

The expansive external space is arguably the property's most impressive feature, providing a perfect setting for family life and relocation, blending open green areas with practical living amenities.

Viewing is essential in order to appreciate all this stunning property has to offer.

ACCOMMODATION

Entrance Hallway

Accessed via part glazed (obscured glass) uPVC entrance door with matching glazed side panels. Large, under stairs storage cupboard, radiator, wood effect flooring and stairs to first floor accommodation.

Living Room

5.42m x 4.67m (17' 9" x 15' 4") Bright, spacious, dual aspect, reception room with two windows to the side elevation and a large picture window to the front with open outlook. Coved ceiling, radiator and attractive brick alcove housing wood burning stove set on slate hearth with wooden mantel.

Bedroom 1

4.03m x 3.95m (13' 3" x 13' 0") Side aspect, double bedroom with radiator and range of built in, wardrobes, with matching dresser and side table.

Bathroom

2.84m x 1.92m (9' 4" x 6' 4") Modern, fully tiled bathroom fitted with recently installed white, three piece suite comprising P-shaped bath with mains plumbed shower over, and modern, vanity storage units incorporating concealed cistern WC and wash hand basin. Two rear aspect obscured windows, chrome ladder radiator and tiled floor.

Bedroom 2/Office

3.59m x 3.20m (11' 9" x 10' 6") Rear aspect room overlooking the rear garden. Currently utilised as a home office but equally suitable for use as a double bedroom. Electric radiator and built in desk/bed.

Living/Dining Kitchen

5.92m x 4.75m (19' 5" x 15' 7") The real heart of the home. This bright, dual aspect, living area has windows to side and front elevations and has been opened up to provide a seating area, ample space for dining and a modern, contemporary kitchen. The kitchen area provides a range of matching wall and base units with complementary work surfacing, matching central island unit with solid wood work surfacing, and 1.5-bowl stainless steel sink/drain unit with mixer tap. Built in electric oven and hob with extractor over, space/plumbing for dishwasher and washing machine, and space for large, freestanding fridge freezer. Large storage cupboard, two radiators, wood effect flooring and door giving access to:-

Rear Hallway Area

This area offers fantastic potential to be converted to a granny annexe or ancillary accommodation (if required and subject to permissions), incorporating hallway, WC, large, walk in pantry cupboard and access into the integral garage. WC 0.85m x 1.85m (2' 9" x 6' 1") Fitted with close coupled WC, small wash hand basin, PVC panelled walling and wood effect flooring. Large Pantry Cupboard 1.13m x 1.83m (3' 8" x 6' 0")

FIRST FLOOR

Landing

With downlights and under eaves storage cupboards. Access to bedrooms 3 and 4, and to the shower room. The loft space can also be accessed from here.

Bedroom 3

4.0m x 4.25m (13' 1" x 13' 11") Large, double bedroom with coved ceiling, window to side aspect and radiator.

Shower Room

1.82m x 2.43m (6' 0" x 8' 0") Fully tiled shower room fitted with modern suite comprising large, walk in shower enclosure with mains plumbed rainfall shower, low level WC and wash hand basin. Chrome ladder radiator and tiled floor.

Bedroom 4

5.62m x 4.23m (18' 5" x 13' 11") With the benefit of snug/seating area, this large, side aspect room is perfect for use as guest accommodation. Radiator.

EXTERNALLY

Private Driveway Parking

The property is accessed via double gates on to a long driveway, which is flanked by attractive sandstone walling, provides parking for multiple vehicles and leads to:-

Large Integral Garage

4.88m x 6.17m (16' 0" x 20' 3") This is a larger than average garage, accessed via a new, electric, roll up door fitted to the front. Four windows, power, light and with the benefit of a large inspection pit.

Gardens

The property sits in a substantial, manicured plot of around 0.75 acres (0.3 hectares), fully enclosed with fencing, hedging and shrubs. The gardens wrap around the bungalow incorporating lush lawns, flower beds, pergola, beautifully stocked rockery garden and various patio and seating areas – including a lovely shillied patio garden at the rear, perfect for outdoor dining and entertaining. In addition, there is a large, orchard planted with mature, productive cropping, apple trees, and a useful, timber framed outhouse for storage purposes.

Outbuilding

7.32m x 3.18m (24' 0" x 10' 5") Located at the end of the garden, this is a useful outbuilding, currently utilised as a games room but offering various possibilities for usage including home working.

ADDITIONAL INFORMATION

Tenure

Freehold.

Septic Tank

We have been informed that the property has a septic tank and understand it complies with current standards and rules introduced on 1st January 2020. However, we would advise any prospective purchaser to satisfy themselves regarding this matter.

Solar Panels

The property has the benefit of solar panels installed. We are advised that these generate sufficient power to supply all the electricity used by the current owners with an additional excess. Details of income received can be obtained on request from the PFK office.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains electricity & water; septic tank drainage; programmable ceramic electric heaters installed, double glazing installed throughout; solar panels installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E


Viewing: Through our Cockermouth office, 01900 826205.

Directions: Ellerbank can be located using the postcode CA22 2NY. Alternatively by using [What3Words///dummy.redouble.canyons](#)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

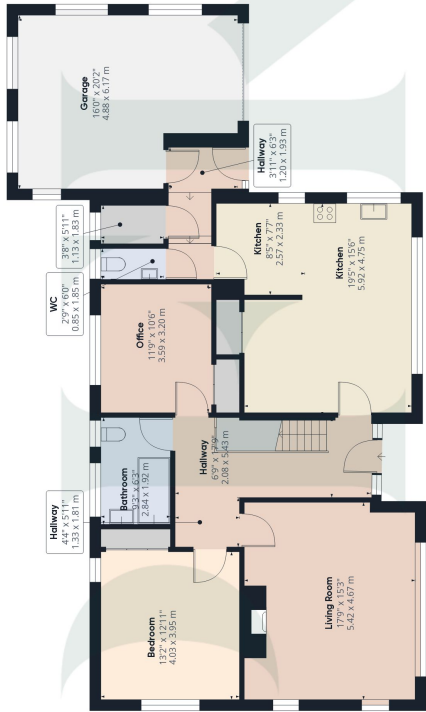


Approximate total area¹⁾
2074.32 ft²
192.71 m²

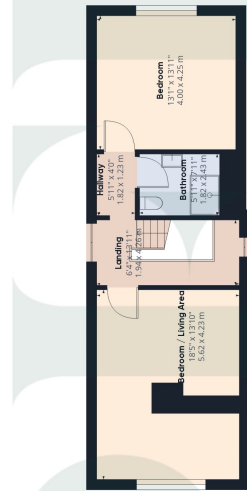
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should not be relied upon for plan or for illustrative purposes only.

GIRAFFE360



Floor 0 Building 1



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