

PFK

Beech House, Papcastle, Cockermouth, Cumbria CA13 0JT

Guide Price: £535,000





LOCATION

Papcastle is a delightful small village, only minutes from the town of Cockermouth with its local primary and secondary schools, amenities such as swimming pool, gymnasiums, two parks which both offer riverside walks, and thriving local restaurants and public houses.

PROPERTY DESCRIPTION

Beech House is a truly exceptional Grade II Listed property - a beautifully appointed five bedroomed period home that effortlessly combines the character and charm of its era with the spacious, light filled open plan living that modern families desire. This has been further enhanced by an architecturally designed extension that seamlessly merges indoor and outdoor living.

The accommodation includes a cosy lounge featuring a multi fuel stove, and a stunning dining kitchen, complete with an island unit, integrated appliances, and shaker style cabinetry. The dining area comfortably seats eight and opens into the superb family friendly living space, which forms part of the extension. This social area boasts full height glazed walls and sliding doors that lead directly to the garden, creating a wonderful sense of openness and connection with the outdoors. Additionally, a cellar with internal access provides useful storage space and has the potential to be converted into a small home gym.

On the first floor, there are three generously proportioned double bedrooms and a luxurious four piece family bathroom, with the second floor offering two further bedrooms, along with a contemporary shower room.

Externally, the property benefits from offroad parking for one car, with additional on street parking available directly in front. A gated entrance leads to a delightful rear courtyard, which includes two outdoor storage rooms, a WC, a patio seating area, and a beautifully maintained lawned garden - an exceptional, secure suntrap perfect for relaxation and outdoor entertaining.

Beech House is a rare find, offering an exquisite blend of period elegance and modern convenience in a sought after location.

ACCOMMODATION

Kitchen/Diner

5.07m x 6.19m (16' 8" x 20' 4")
Accessed directly via wooden external door. The front aspect kitchen area has stone flagged flooring, original wood shutters and window seat. Fitted with a range of wall and base units in a light cream shaker style finish with complementary, wood butcher block work surfacing and upstands. Matching island unit with integrated dishwasher and fridge, composite sink and drainer with mixer tap, power points and ample storage. Space for freestanding fridge freezer, point for freestanding gas range in a recessed fireplace and three steps leading up to the dining area.

The dining area has exposed beams, spotlighting and additional wall mounted lighting. Feature fireplace with tiled hearth, dining space for six to eight, exposed floorboards and a step leading down into the lounge area which is an open plan layout to the kitchen/diner.

Lounge Area

6.07m x 4.14m (19' 11" x 13' 7")
A high ceilinged, light and airy room with sliding aluminium doors giving access to the garden. Stairs to the first floor, built in storage cupboard, point for wall mounted TV, spotlighting and tiled flooring with underfloor heating. The lounge is an extension/addition in the last two to three years and seamlessly blends the garden and living areas, flooding the space with natural light and giving a peek of the Lake District fells between the chimney pots of Papcastle.

Lounge

3.44m x 6.19m (11' 3" x 20' 4")
A triple aspect room with wood shutters and single glazed sliding sash window to the front, Aga multifuel stove in recessed hearth, TV point, exposed floorboards and part glazed external door leading out to the rear garden.

Inner Hallway

Stairs to the first floor with further stairs leading down to the cellar room.

FIRST FLOOR

Half Landing

Accessed by an oak staircase with carpeted stair runner. With stairs continuing up to the first floor rooms and a further staircase leading down into the open plan living area.

Landing

With stairs up to the second floor and doors to all first floor rooms.

Bedroom 5

3.22m x 3.42m (10' 7" x 11' 3") A front aspect light and airy double bedroom with TV point.

Bedroom 4

3.20m x 4.55m (10' 6" x 14' 11") A light and airy, high ceilinged front aspect double bedroom with twin sliding sash windows, point for wall mounted TV and built in storage cupboards.

Bedroom 3

3.87m x 2.68m (12' 8" x 8' 10") A rear aspect double bedroom enjoying views towards the Lake District fells.

Family Bathroom

2.69m x 2.55m (8' 10" x 8' 4") Fitted with a four piece suite comprising WC, wash hand basin, bath with hand held shower attachment and corner quadrant shower cubicle with mains shower, raindrop showerhead and additional hand held shower attachment. Built in storage cupboards, vertical heated chrome towel rail, tiled flooring and rear aspect window.

SECOND FLOOR

Landing

Accessed by oak staircase with carpeted stair runner. With exposed beams, rear aspect Velux skylight and doors giving access to the second floor rooms.

Bedroom 2

3.46m x 3.07m (11' 4" x 10' 1") A side aspect room with partially vaulted ceiling, exposed beams, wall mounted lighting and TV point.

Bedroom 1

4.66m x 4.44m (15' 3" x 14' 7") A dual aspect double bedroom with rear aspect Velux skylight, vaulted ceiling with exposed beams, twin built in under eaves storage cupboards, TV point and wall mounted lighting.

Shower Room

2.53m x 1.89m (8' 4" x 6' 2") Fitted with a three piece suite comprising tiled shower cubicle with electric shower, WC and wash hand basin. Vaulted ceiling with exposed beams and rear aspect Velux skylight, built in under eaves storage cupboard and spotlighting.

Cellar Room

4.69m x 2.75m (15' 5" x 9' 0") (approx. measurements) A useful storage/home gym space with spotlighting, power points and telephone point.

EXTERNALLY

Gardens and Parking

To the front of the property there is on street parking, with further parking to the front of the gate at the side. The side gate leads into a courtyard with external tap, and a storage outbuilding with power and lighting, wall mounted shelving, sink and WC with further external tap. An undercover porch area leads to a further storage room with a pathway leading to the rear garden. The enclosed rear garden benefits from external lighting and power supply, patio seating area and lawn with mature perennial and shrubbery borders.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is C.

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; Emma Harrison Financial Services – 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

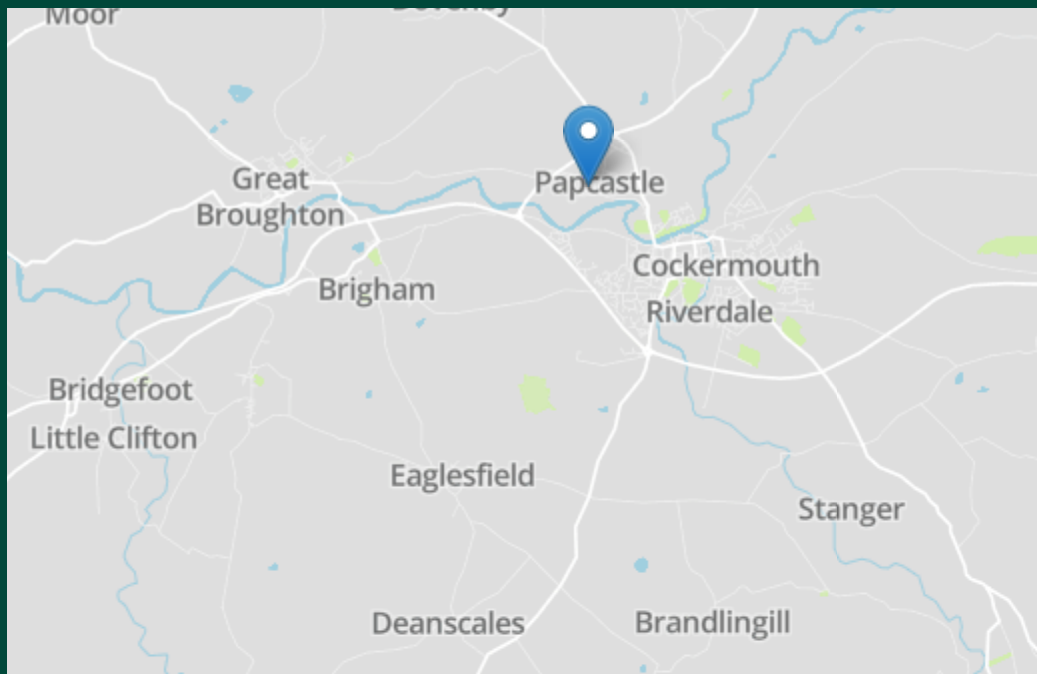
Mains gas, electricity, water & drainage. Gas fired central heating and partial double glazing installed. (single glazed to the front) Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From Cockermouth office take the A5086 over Gote Bridge and along Gote Road to the bottom of Gote Brow, opposite James Walker & Co. factory. Turn left into Papcastle Road and follow the road up into the village where the property can be found on the left hand side in the centre of the village.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		