

PFK

Swallows Rest, Blackbeck, Egremont, Cumbria CA22 2NY

Guide Price: £500,000





LOCATION

The property is well located in the peaceful hamlet of Blackbeck, just off the A595 equidistant to the villages of Beckermet and Calderbridge 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 and the delights of the Lake District National Park are also a short drive away.

PROPERTY DESCRIPTION

An exciting opportunity to acquire your very own residential smallholding in the pretty hamlet of Blackbeck, on the fringes of the National Park. With enviable views towards the fells and coast, the property comprises a fully renovated 5 bed barn conversion and 4 acres of land suitable for horses or for a variety of other uses.

Swallows Rest has undergone a comprehensive refurbishment by the present owner to create a most stylish and comfortable family home, brimming with innate character features from the original barn. Occupying a delightful semi-rural position with amenities in nearby Egremont and Whitehaven just a short drive away, the property is perfectly suited to families and buyers looking to relocate from towns and cities in favour of a more rural lifestyle.

The accommodation is arranged over 3 floors and is both well appointed and flexible, giving the purchaser the option to utilise as a 5 bedroomed property or a 3 bed house with a 2 bedroomed apartment for use by a dependent relative or as rental/holiday property, with the ground floor being completely self contained and able to be used independently from the main accommodation. Beautiful sandstone steps from the driveway give access into a spacious and characterful entrance room on the first floor, with a large reception room to this level, with attractive wood burning stove and Juliet balcony. A contemporary kitchen with central island unit is fitted with high specification appliances and opens into a dining area completing the first floor. There are 3 well proportioned bedrooms to the second floor together with a modern four piece family bathroom. To the ground floor there is a large utility room, which would become a kitchen if this level were to be used independently from the main property, together with a large shower room, office/store and 2 large bedrooms.

A private driveway provides offroad parking for several cars, with gardens lying to the side and rear. A gate from the rear garden gives access into a 4 acre field (approx.) which is included within the sale and benefits from vehicular access from the A595. A larger farm gate leading directly into the field (with a sign saying Swallows Rest, Private) can be found further up the lane past the house, allowing access for larger farm vehicles/tractors. A registered smallholding, the land currently generates an attractive annual income and is currently used by a local farm contractor to generate hay bales during the summer months, and for sheep grazing over the winter. A prospective purchaser could look to continue this arrangement, although the land is in excellent order, recently re-fenced and suitable for a variety of uses such as for horses.

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

ACCOMMODATION

Entrance Hall

4.09m x 3.92m (13' 5" x 12' 10") The property is accessed at first floor level via sandstone steps leading up to a part glazed UPVC front door. With front aspect window, stairs down to the ground floor rooms with a further staircase leading up to the second floor, radiator and doors to first floor rooms.

Lounge

4.14m x 5.38m (13' 7" x 17' 8") A bright and characterful room with exposed ceiling timbers, OFTEC wood burning stove set in an attractive sandstone chimney breast, radiator, UPVC door with glazed side panels giving access on to a small balcony and double doors opening into the dining kitchen.

Dining Kitchen

Dining Area - 4.08m x 2.96m (13' 5" x 9' 9") With rear aspect windows, radiator and Karndean flooring which continues through into a contemporary fitted kitchen.

Kitchen Area - 4.14m x 4.48m (13' 7" x 14' 8") Fitted with a range of matt, handleless matching wall, base and full height units with complementary granite work surfacing with metal trims in a gold finish, incorporating sink and drainer unit with mixer tap and tiled splashbacks. Matching central island unit housing an induction hob with built in extractor fan, high specification integrated appliances including eye level double oven, fridge freezer and large wine cooler. Contemporary vertical radiator, inset ceiling spotlights and UPVC door with glazed side panels giving access to the rear gardens.

SECOND FLOOR LANDING

4.26m x 3.00m (14' 0" x 9' 10") With access to part boarded loft space providing additional storage, radiator and doors leading to second floor rooms.

Family Bathroom

4.09m x 2.45m (13' 5" x 8' 0") Fitted with a contemporary four piece suite comprising concealed cistern WC, twin wash hand basins set on a vanity unit, freestanding bath and large walk in tiled shower cubicle with mains shower. Part sloped ceiling with exposed timbers, vertical laddered radiator, window, part tiled walls and tiled flooring.

Bedroom 1

4.15m x 4.05m (13' 7" x 13' 3") Part sloped ceiling with Velux roof light, fitted wardrobes, radiator and window providing views over open countryside towards the fells.

Bedroom 2

4.17m x 4.15m (13' 8" x 13' 7") Part sloped ceiling with Velux roof light and exposed timbers, window and radiator.

Bedroom 3

4.24m x 2.79m (13' 11" x 9' 2") A further double bedroom with part sloped ceiling, exposed timbers and Velux roof light, window and radiator.

GROUND FLOOR

Accessed by stairs leading down from the first floor. Could be used as a self contained apartment for use by a dependent relative or on the rental/holiday market or alternatively provides two further bedrooms for use by the purchaser.

Inner Hallway

With large storage cupboard and doors leading to all rooms.

Utility Room

4.09m x 3.14m (13' 5" x 10' 4") Fitted with a range of base units with complementary work surfacing incorporating double bowl stainless steel sink and drainer unit with mixer taps. Plumbing for washing machine, space for freestanding cooker and under counter fridge, tiled flooring, radiator and window. This room also benefits from a part glazed UPVC external door and could be used as a kitchen if required.

Store Room/Office Space

3.06m x 2.01m (10' 0" x 6' 7") With window and radiator.

Bedroom 4

4.02m x 2.91m (13' 2" x 9' 7") A dual aspect double bedroom with radiator.

Bedroom 5/Lounge

4.1m x 5.3m (13' 5" x 17' 5") A generous room which could also be used as a reception room if a purchaser opted to use the ground floor as a self contained apartment. With radiator and large feature window.

Shower Room

2.93m x 1.8m (9' 7" x 5' 11") Fitted with a three piece suite comprising low level WC, wash hand basin and tiled shower cubicle with electric shower. Part tiled walls and tiled flooring, radiator and small window.

EXTERNALLY

Gardens and Parking

The property is accessed via a small lane from the roadside which also leads to the other properties in Blackbeck. A large driveway to the front provides offroad parking for several cars with the gardens surrounding the property at the side and rear. A gate from the rear gardens gives access into a four acre field (included in the sale) in excellent condition having recently been re-fenced. A larger farm gate leading directly into the field (with a sign saying Swallows Rest, Private) can be found further up the lane past the house, allowing access for larger farm vehicles/tractors. The field currently generates an attractive annual income as used by a local farm contractor over the summer to generate hay bales and as grazing land for sheep over the winter months.

As far as the owner understands, there are no restrictive covenants on the land and it is currently registered as a smallholding but is also suitable for other purposes including horses.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is D.

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 2022 was £260.48; 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

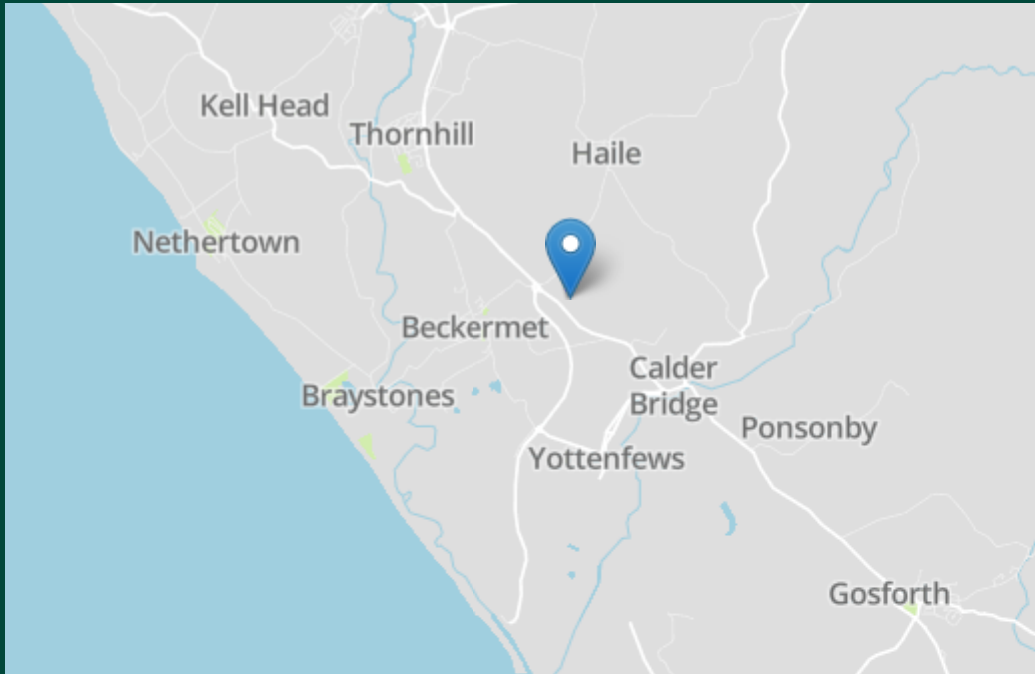
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Cokermouth office, 01900 826205.

Directions: Swallows Rest can be located using the postcode CA22 2NY. Alternatively by using [What3Words///rollover.blacked.curvy](#)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

PFK

Approximate total area⁽¹⁾
2150.67 ft²
199.80 m²

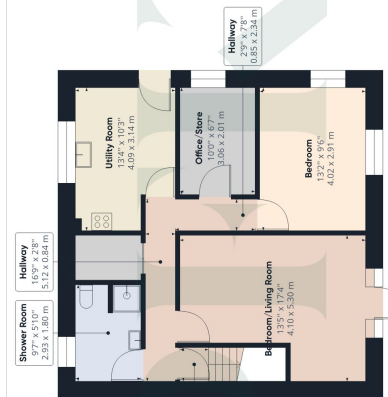
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 0



Floor -1



Floor 1