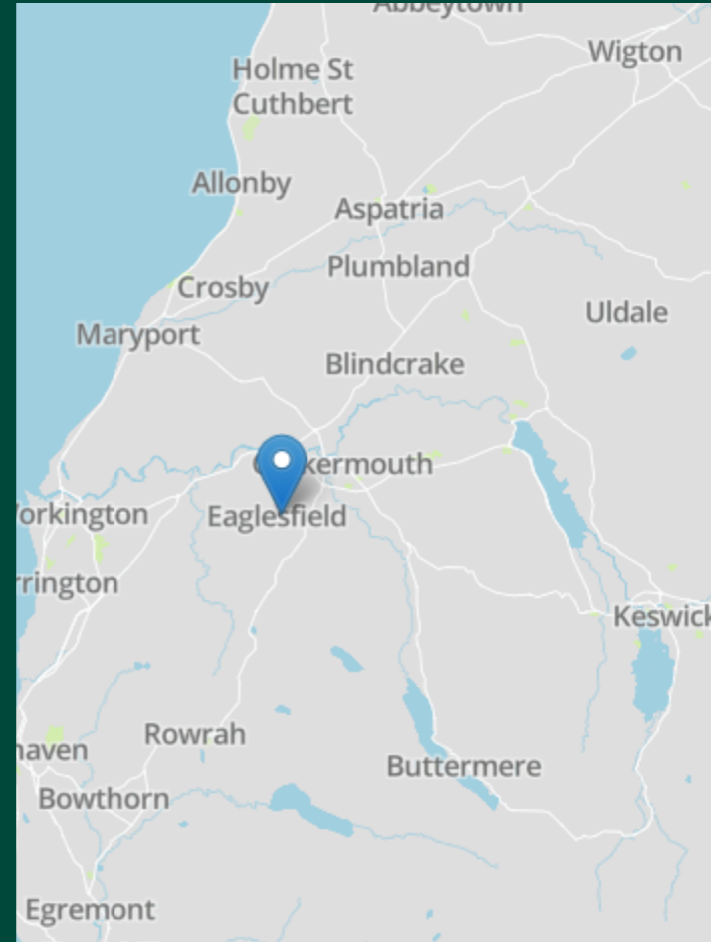


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Beckside House, Eaglesfield, Cockermouth, CA13 0RY

- 3 bed dormer bungalow
- Brand new home
- Two bathrooms
- Popular village location
- Good sized plot
- SAP rating B

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

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- 2: No person in the employ of Penrith Farmers' & Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

Beckside House is situated in the centre of the popular rural village of Eaglesfield, just five minutes drive from the A66, and within Paddle Primary and Cockermouth Senior school catchment areas. The property sits within a good sized plot with surrounding rural views.

PROPERTY DESCRIPTION

An immaculate new build 3 bed, two bathroom dormer bungalow, sat within a spacious plot in the heart of the sought after village of Eaglesfield. Built to an exacting standard with high end finishes throughout, this is a fantastic retirees property with ample accommodation for visiting family or guests.

The accommodation is light and airy with contemporary styling and comprises; large triple aspect lounge with French doors to the patio and garden area, dining kitchen, ground floor double bedroom and wet room bathroom. To the first floor there are two further double bedrooms and a family bathroom.

Externally there is ample parking on the block paved driveway, wraparound patio areas and lawned garden.

ACCOMMODATION

Gardens

To the front of the property, there is a block paved driveway with offroad parking for three to four cars, external water tap. The block paving runs round to the side of the property and to the rear, where the front door can be found.

Entrance Hallway

Stairs to first floor with built in understairs storage cupboard, spotlighting and tiled flooring.

Lounge

3.31m x 7.67m (10' 10" x 25' 2") Triple aspect, light and airy reception room with TV, telephone and broadband points, tiled flooring, spotlighting, UPVC French doors giving access to the garden.

Dining Kitchen

3.38m x 4.98m (11' 1" x 16' 4") A dual aspect room with composite door leading to the side of the property and built in airing cupboard with pressurised hot water cylinder. The kitchen is fitted with a range of wall and base units in a green, shaker style finish with complementary white stone effect work surfacing and upstands, incorporating 1.5 bowl composite sink and drainer unit with mixer tap. Integrated four burner, countertop mounted induction hob with acrylic splashback and stainless steel extractor over, separate electric oven and grill, plumbing for American style fridge freezer, integrated dishwasher, spotlighting.

Bedroom 3

2.83m x 3.76m (9' 3" x 12' 4") Front aspect double bedroom with spotlighting.

Shower Room/Wet Room

1.93m x 1.86m (6' 4" x 6' 1") Fitted with mains shower and additional hand held attachment with raindrop shower head, wash hand basin in vanity unit and concealed cistern WC. Tiled walls and flooring, obscured window.

FIRST FLOOR LANDING

Bedroom 1

4.96m x 3.67m (16' 3" x 12' 0") Light and airy double bedroom with Velux skylight, two built in under eaves storage areas, spotlighting and point for wall mounted TV.

Bathroom

2.93m x 2.16m (9' 7" x 7' 1") Fitted with three piece suite comprising freestanding slipper bath, wash hand basin in vanity unit and concealed cistern WC, built in under eaves storage area, tiled walls and flooring, Velux skylight.

Bedroom 2

4.95m x 3.29m (16' 3" x 10' 10") Dual aspect, large double bedroom with under eaves storage area and point for wall mounted TV.

EXTERNALLY

Gardens

The property benefits from offroad parking for three cars on the block paved driveway, wraparound paved walkways, patio seating area and lawned garden.

ADDITIONAL INFORMATION

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; Landmark - EPC/Floorplan Referrals - EPC & Floorplan £66.00, EPC only £24.00, Floorplan only £6.00; Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, water and drainage. Double glazing installed throughout. Central heating and hot water supplied by air source heat pump and solar panels, with underfloor heating throughout the ground floor. 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.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From the A5086 turn right at Paddle School crossroads and proceed into the village, take the second right into Beckside and the property can be seen immediately on the left.

