

# PFK

Holm Hill, Sellafield Road, Beckermeth, Cumbria CA21 2XN

Guide Price: £425,000





PERK

## LOCATION

The pretty village of Beckermeth lies some three miles south of Egremont and is less than five miles from St Bees Head Heritage Coast. Whitehaven (10 miles north) is an interesting port town with some exceptional architecture, and Cockermouth having strong associations with Wordsworth is approximately 20 miles north of the village. All of the western valleys of the Lake District National Park are within easy reach together with the beautiful lakes and mountains of Ennerdale and Wastwater.

## PROPERTY DESCRIPTION

Holm Hill is a superb property which showcases many original character features and detailing, including wood panelling, cornicing, skirtings and decorative ceiling roses, original working shutters and servant bells. A truly special property with a wealth of history which is presented to the market with the added bonus of no onward buying chain.

Offering well appointed and extremely spacious living accommodation perfectly suited to families, briefly comprising large entrance hallway with access to two main reception rooms with period detailing, feature fireplaces, and two further reception rooms, one of which is currently utilised as a home office and the other being used as an aga/boot room. Steps lead down to the basement level from three separate access points, which provide access to spacious cellar rooms, currently used for utility area/storage purposes. A large, modern breakfasting kitchen and cloakroom/WC complete the ground floor. Upstairs there are three large bedrooms, all with period detailing and two with working shutters and a family bathroom to the first floor with two separate staircases leading up to two attic level rooms which could be utilised as further bedrooms or for a number of purposes.

Externally the property sits within a large plot with wraparound lawned gardens with wildflowers, shrubs and trees, and a recently re-laid patio seating area providing perfect alfresco dining space. The gardens benefit from various storage sheds, offroad parking for several vehicles, large double garage and also gated access leading directly into the nearby village playpark.

All in all, Holm Hill is a fascinating, unique and truly beautiful residence, a property which can only be appreciated through viewing via appointment only through PFK.

## ACCOMMODATION

### Entrance Hall

Accessed via UPVC door. A spacious hallway with feature, period panelling and detailing, stairs to first floor and steps leading down to the cellar and original doors leading to all ground floor rooms.

### Cellar

1.9m x 1.7m (6' 3" x 5' 7") A versatile room, suitable for a variety of purposes. Fitted with base units, wall mounted shelving and with rear facing window. Housing the wall mounted gas central heating boiler.

### Living Room 1

6.3m x 4.1m (20' 8" x 13' 5") Spacious reception room with original period detailing, ceiling rose and skirting boards. Original, feature marble fireplace with tiled hearth and detailing, large front aspect bay window.

### Living Room 2

06.8m x 4.4m (22' 4" x 14' 5") Spacious room with period detailing, skirting boards and ceiling roses, feature marble fireplace with tiled hearth, TV point and large, impressive bay window to the front with window seat, overlooking the garden.

### Reception Room 3/Office

3.1m x 3.5m (10' 2" x 11' 6") A versatile room currently utilised as a home office. With period detailing, skirtings and ceiling rose, original, feature fireplace, exposed floorboards and rear aspect window with working shutters overlooking the courtyard.

### Aga Room

3.31m x 3.33m (10' 10" x 10' 11") Housing the original Aga. With integrated, original storage cupboards and wall mounted shelving, steps leading down to cellar room 2, tiled flooring and large window with working shutters overlooking the side garden and patio area.

### Rear Hallway

With steps leading down to basement/cellar, door to cloakroom/WC and external wood door with glazed skylight over leading to the rear courtyard.

### Cloakroom/WC

1.6m x 0.7m (5' 3" x 2' 4") With part panelled and part tiled walls. Fitted with wash hand basin and WC.

### Kitchen

3.2m x 4.0m (10' 6" x 13' 1") Fitted with a range of modern wall and base units with complementary work surfacing incorporating 1.5 bowl sink and drainer unit with mixer tap. Integrated oven with five burner gas hob and extractor over, space for fridge freezer, integrated dishwasher, two breakfast bar seating areas for approximately six to eight people, ceiling spotlights, tile effect flooring and dual aspect windows.

## BASEMENT/CELLAR

### Cellar Room 1/ Utility Area

3.8m x 4.1m (12' 6" x 13' 5") With Belfast sink, plumbing and space for washing machine and tumble dryer, wall mounted shelving, original slabbed flooring and external door leading directly to the patio area.

### Cellar Room 2

4.3m x 2.7m (14' 1" x 8' 10") Accessed from the Aga room. Currently used for storage purposes and as a home gym.

## FIRST FLOOR LANDING

With arched, feature stained glass window at half landing level. Galleried landing with feature wood panelling, doors leading to stairs to second floor attic rooms and original doors leading to all first floor rooms.

### Bedroom 1

4.5m x 5.4m (14' 9" x 17' 9") Front aspect, large double bedrooms with period detailing, panelling and ceiling rose. Original fireplace with decorative tiled inset, fitted wardrobes and twin windows to the front with working shutters.

### Bathroom

2.5m x 3.2m (8' 2" x 10' 6") A large family bathroom with panelled ceiling and exposed floorboards. Fitted with four piece suite comprising double shower cubicle with electric shower, bath with hand held shower attachment, wash hand basin and WC, part tiled walls, wall mounted shelving and obscured window to the rear, with fitted blind.

### Bedroom 2

5.2m x 4.3m (17' 1" x 14' 1") A spacious double bedroom with period detailing, original skirtings and ceiling rose, walk in storage cupboard and large bay window to the front.

### Bedroom 3

3.2m x 4.5m (10' 6" x 14' 9") Large double bedroom with period detailing, original fireplace with decorative tiled insert, wood panelled ceiling and rear aspect window with working shutters.

### WC

1.5m x 2.1m (4' 11" x 6' 11") Fitted with feature wash hand basin in vanity unit, tile effect flooring and part glazed door with decorative, stained glass insert leading to the separate WC (1.5m x 1.0m (4' 11" x 3' 3")) with tile effect flooring and side aspect window.

## SECOND FLOOR

### Attic Room 1

5.9m x 5.3m (19' 4" x 17' 5") A spacious, versatile room with panelled ceiling and Velux windows with fitted blinds. Could easily be adapted to provide a further bedroom if required.

### Attic Room 2

6.0m x 4.3m (19' 8" x 14' 1") Accessed by steps leading from the main landing. Spacious, versatile attic room with panelled ceiling, part panelled walls, exposed floorboards and Velux windows with fitted blinds.

## EXTERNALLY

### Gardens and Parking

The property is set within a spacious plot with offroad parking for several vehicles on the driveway leading to the large garage. The large gardens wrap around the property and are mainly laid to lawn with a mix of wildflowers, shrubbery, mature trees and recently relaid patio seating area to the side, providing the perfect space for alfresco dining. The gardens also benefit from various storage sheds and a gate leading directly into the village playpark.

### Garage

7.5m x 6.0m (24' 7" x 19' 8") A large garage, which will easily fit two cars, with twin windows and pedestrian door to the side.

## 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, gas central heating and double glazing installed. 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 Cockermouth office, 01900 826205.

Directions: From Egremont take the A595 south towards Barrow, turning right where signposted for Beckermeth and follow the road through the village. Opposite the White Mare pub take a sharp right turn and follow the road for 150 yards, the property can be found on the right hand side.



