

PFK

Tarn Bank, Braystones, Beckermeth CA21 2YL

Price Guide: £275,000





LOCATION

Braystones is a small hamlet located on the Irish Sea coast in West Cumbria, just outside Beckermet and within an easy commute to Egremont town which offers a good range of amenities including shops and excellent primary and secondary schools. Many large employment centres are also easily accessible by car, or train with the village also served by the Cumbrian coast rail line which runs to Sellafield.

PROPERTY DESCRIPTION

Tarn Bank, which has previously enjoyed use both as a family home and for bed and breakfast purposes, is an imposing, four bedroom, detached period property located within Braystones village. Due to its elevated location, the property also enjoys stunning views overlooking the tarn and beyond to the Irish sea. Whilst internal and external renovation work is now required, this is a rarely available opportunity for potential purchasers to create a fabulous forever home, whilst at a sensible guide price.

Accommodation comprises: entrance conservatory, entrance hallway, two large reception rooms - both with open fireplaces and bay windows offering extensive views, large open plan kitchen/dining room with access to a side utility area and extra large, integral garage, downstairs WC, and storage room – with upper level (previously hay loft). The first floor, which is accessed via an attractive staircase with stained glass window, provides access to a large landing and four bedrooms, all generous in size and with extensive views. There is also a family shower room and a separate WC.

Externally, the property has the advantage of an extensive driveway leading to a front yard, which provides generous off road parking. There is generous garden ground surrounding the property enjoying beautiful views over the village, tarn and towards the Irish sea.

As previously mentioned, whilst the property is now in a condition that warrants repair and refurbishment, the prospect of updating to create an impressive, truly special, residence is a rare opportunity that is sure to spike the interest of many buyers.

ACCOMMODATION

Entrance Hallway

2.9m x 1.6m (9' 6" x 5' 3") Accessed via original wood door. Two windows and with access to WC, laundry room, garage and kitchen.

WC

0.9m x 1.6m (2' 11" x 5' 3")

Laundry Room

3.00m x 4.1m (9' 10" x 13' 5") With sink. Stairs up to an upper storage area - of similar size to ground floor space. Note this area is currently not in good condition and in current state probably not usable.

Kitchen

2.8m x 4.3m (9' 2" x 14' 1") With windows to front and side aspects. Fit with good range of matching wood wall and base units with complementary work surfacing incorporating sink/drainers unit. Range style, baby blue cooker, original wood flooring, and slate breakfast bar. Open plan through to: -

Dining Room

5.0m x 4.0m (16' 5" x 13' 1") A rear aspect room with lovely view over open countryside and toward the sea. Log burning stove set on slate hearth, ample original storage cupboards.

Main Hallway

3.5m x 2.8m (11' 6" x 9' 2") An impressive hallway providing access to all the reception rooms. Generous under stair storage space and attractive staircase to first floor accommodation.

Conservatory

4.8m x 2.4m (15' 9" x 7' 10") Offering views to front and side of the property. When renovated, this room could be utilised for a variety of uses, perhaps as conservatory, additional dining space or home office/studio. Tiled floor and external access.

Reception Room 1

4.9m x 4.4m (16' 1" x 14' 5") A side aspect room with impressive bay window providing stunning view over open countryside, the village and onward to the sea. Original cornicing.

Reception Room 2

6.1m x 4.0m (20' 0" x 13' 1") A very generously proportioned, dual aspect room with bay window offering superb view over open countryside, the village and onward toward the sea and further window to the rear elevation. Open fireplace and laminate flooring.

FIRST FLOOR

Landing

3.5m x 1.8m (11' 6" x 5' 11") Accessed via lovely staircase with stained glass window.

Principal Bedroom 1

5.3m x 4.0m (17' 5" x 13' 1") A superb, front aspect, principal bedroom with beautiful outlook. Wash hand basin.

Bedroom 2

5.1m x 4.0m (16' 9" x 13' 1") A generously proportioned, dual aspect, double bedroom with fabulous views to front and side elevations toward the sea. Wash hand basin.

Bedroom 3

3.9m x 4.4m (12' 10" x 14' 5") A dual aspect, double bedroom with fantastic views to front and side elevations. Wash hand basin.

Bathroom

1.5m x 2.5m (4' 11" x 8' 2") Partly tiled and having obscured window, walk in shower enclosure and pedestal wash hand basin.

Bedroom 4

2.8m x 3.3m (9' 2" x 10' 10") A double bedroom with lovely outlook to the front over the driveway.

Inner Landing/Hallway

1.0m x 1.7m (3' 3" x 5' 7")

Separate WC

1.7m x 0.9m (5' 7" x 2' 11")

EXTERNALLY

Private Driveway

The property is accessed via an extensive, sweeping driveway which provides generous off road parking for multiple vehicles.

Integral Garage

5.9m x 6.0m (19' 4" x 19' 8") Currently used for storage purposes. With up and over door.

Gardens

Good sized garden ground wraps around the house which enjoys the most magnificent views and outlooks over open countryside and toward the sea.

ADDITIONAL INFORMATION

Tenure

We understand the tenure of the property is freehold.

Planning

We understand that a previous owner was granted planning consent for the erection of detached houses on building plots situated adjacent to the garden ground of Tarn Bank. This land could be included in the sale by separate price negotiation but will not be made available for sale as an independent transaction without the house at the current time. Further information can be obtained 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, 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; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, 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

Mains electricity, gas, water & drainage; LPG central heating (mains gas is available in driveway); double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. 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: From Whitehaven travel south on the A595 through Egremont. Turn right where signposted to Beckermeth and continue into the village centre. Turn right over the bridge following signs for Braystones and proceed into the village. Continue past the turning for Egremont, and up the hill. Tarn Bank is on your left, at the end of an extensive driveway.



