

PKK

Stonelea, Braystones, Beckermeth, Cumbria CA21 2YL

Guide Price: £450,000





PFK

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

A quite simply beautiful, four bedroom, detached family home set in an enviable plot in the quiet hamlet of Braystones, on the West coast, close to the National Park and within easy commute of nearby towns, schools and employment centres.

The property has been refurbished by the present owners to create a most comfortable, yet stylish home, perfect for a family and buyers looking to relocate to the coast. The accommodation is arranged over three floors and offers a flexible layout to suit most discerning buyers. To the ground floor there is an entrance hallway, large lounge with attractive wood burning stove, which opens into a separate dining area with patio doors leading out to the garden, recently installed contemporary kitchen, utility room, office/playroom and WC. The first floor provides three double bedrooms and luxury, five piece, family bathroom and the principal bedroom is positioned in the eaves on the second floor and boasts a part vaulted ceiling, Velux windows enjoying open views, a walk in wardrobe and modern, en-suite shower room.

Externally, the property benefits from a large driveway to the front, detached double garage and well orientated garden to the rear which incorporates a large area of lawn and paved patio - creating a lovely setting for families and children.

Viewing is essential in order to appreciate the size, location and stunning presentation of this rather special property.

ACCOMMODATION

Entrance Hallway

Accessed via composite entrance door. Doors to ground floor rooms, radiator, wood flooring and stairs to first floor accommodation.

WC

1.95m x 0.83m (6' 5" x 2' 9") Situated off the hallway. Fitted with close coupled WC, corner wash hand basin, tiled splash backs and small radiator.

Kitchen

4.91m x 3.00m (16' 1" x 9' 10") A bright, modern kitchen, recently re-fitted with a range of contemporary, base and full length units with complementary granite work surfacing, matching upstands and sunken stainless steel sink with mixer tap and worktop drainage grooves. Space for range style cooker with modern extractor fan over, integrated dishwasher, fridge freezer and eye level microwave. Three sliding sash windows, spotlighting herringbone effect flooring and door to:-

Utility Room

4.01m x 1.55m (13' 2" x 5' 1") Fitted with matching base and full length units with complementary work surfacing and matching splash back incorporating stainless steel sink/drainage unit. Side aspect sash window, space/power/plumbing for washing machine and tumble dryer, herringbone effect flooring and part glazed (obscured glass) door providing access to the garden.

Playroom/Office

2.78m x 3.22m (9' 1" x 10' 7") Sash window to front aspect, downlights, radiator and wood flooring.

Open Plan Lounge/Dining Room

A fabulous, light and airy, open plan living space with wooden flooring running throughout the entire room. Living Area 3.97m x 6.4m (13' 0" x 21' 0") Bright reception area benefitting from two, side aspect windows and further double glazed window to rear elevation. Downlights, three radiators and recessed wood burning stove with feature tiling to back plate and hearth. Dining Area 5.53m x 3.12m (18' 2" x 10' 3") Another bright living space with rear aspect window overlooking the garden, two further windows to side elevation and patio doors providing access to a large patio seating area at the rear of the property. Downlights and radiator.

FIRST FLOOR

Landing

With doors to first floor rooms, side aspect window and stairs to principal bedroom suite on the second floor.

Bedroom 2

3.97m x 3.72m (13' 0" x 12' 2") A rear aspect, double bedroom with two sash windows and two radiators.

Bedroom 3

3.97m x 4.24m (13' 0" x 13' 11") A second, rear aspect, double bedroom also with two sash windows and two radiators.

Family Bathroom

4.93m x 2.99m (16' 2" x 9' 10") Most stylish, family bathroom fitted with five piece suite comprising freestanding, roll top bath on wooden stands with central mixer tap, large shower cubicle with mains powered shower, close coupled WC and twin wash hand basins. Part tiled walls, downlights, two sash windows, chrome ladder style radiator, large storage cupboard and tiled floor.

Bedroom 4

2.8m x 4.94m (9' 2" x 16' 2") Further double bedroom. Two front aspect windows and two small radiators.

SECOND FLOOR

Principal Bedroom

4.75m x 6.29m (15' 7" x 20' 8") A superb principal suite which spans the entire second floor of the property. Part vaulted ceiling, downlights and two Velux roof lights offering a delightful open aspect with views towards the coast. Walk in wardrobe, two storage cupboards and access to:-

En Suite Shower Room

2.77m x 1.66m (9' 1" x 5' 5") Fitted with fully tiled, corner shower cubicle with mains powered shower, close coupled WC and wash hand basin. Part tiled walls, obscured window, under eaves storage, chrome ladder style radiator and tiled floor.

EXTERNALLY

Private Driveway & Parking

A large, block paved, driveway to the front of the property provides parking for several vehicles. There is also an additional parking area to the side of the house.

Detached Double Garage

6.31m x 5.30m (20' 8" x 17' 5") With two electric, roller style doors, power, light and useful overhead storage.

Garden

Access via the side of the property to a generously proportioned, fully enclosed, rear garden which provides substantial section of lawn, attractive rockery garden, boundary fencing and hedging, established shrubs and a paved patio area, conveniently positioned just off the dining area of the house - perfect for alfresco dining and creates a perfect setting for young families.

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 : Naphthens 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 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

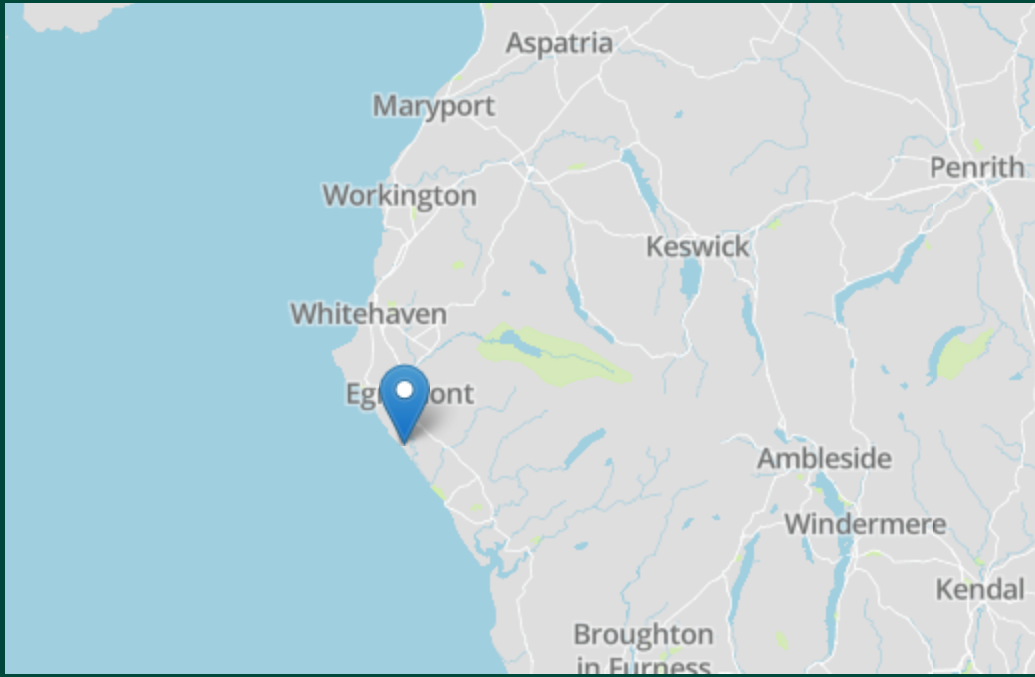
Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band F

Viewing: Through our Cockermouth office, 01900 826205.

Directions: Stonelea can be located using the postcode CA21 2YL. Alternatively by using What3Words///slumped.starter.novelists





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	81
England, Scotland & Wales		EU Directive 2002/91/EC	

PFK

Approximate total area⁽¹⁾
241,515 ft²
22,437 m²

Reduced headroom
95,87 ft²
8,91 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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 1 Building 1

Floor 0 Building 2

Floor 0 Building 1

Floor 2 Building 1