

PFK

6 Station Crescent, Beckermeth, Cumbria CA21 2YU

Guide Price: £265,000





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LOCATION

The pretty village of Beckermet lies some 3 miles south of Egremont and is less than 5 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

This spacious 4 bed detached property boasts an unrivalled location on Station Crescent, offering fantastic views of the sea and over open countryside. The plot is undeniably the best in the cul-de-sac, providing a sense of privacy in the large garden and with the sensible pricing and the added advantage of no onward buying chain, this property presents an exciting opportunity for those seeking a forever home in a desirable semi rural village setting.

Accommodation briefly comprises entrance hallway, cloakroom/WC, a generous, dual aspect living room, dining room, kitchen and utility room with access into the integral garage, to the ground floor. To the first floor there are four good sized bedrooms and a recently installed three piece bathroom. Although the property requires some cosmetic updating, the reasonable asking price offers a great opportunity for a buyer to customise and renovate the space according to their personal preferences.

The property boasts the largest plot within the estate, extending to the historic railway bridge of Beckermet and offering a picturesque view from the garden, surrounded by expansive rolling countryside, with views towards Braystones beach, providing an ideal external setting. The gardens are mainly laid to lawn with patio and seating areas, together with a spacious driveway providing offroad parking for several vehicles. Within the rear garden, the presence of the historic, terraced vegetable plots add a charming touch that could be further enhanced if restored to their former glory.

ACCOMMODATION

Entrance Hall

Accessed via obscured, glazed front door with floor to ceiling, obscured glazed window and additional obscured glazed window to the side. With stairs to the first floor and doors giving access to the ground floor rooms.

Cloakroom/WC

1.1m x 1.6m (3' 7" x 5' 3") Fitted with WC and wash hand basin in vanity unit, laminate flooring and obscured front aspect window.

Living Room

3.5m x 6.6m (11' 6" x 21' 8") A large, dual aspect reception room with views towards the fells from the side aspect. and open, arched access into the dining room.

Dining Room

3.6m x 2.00m (11' 10" x 6' 7") With ample space for a six to eight person dining table, side aspect window and doors leading out to the rear garden.

Kitchen

3.9m x 4.7m (12' 10" x 15' 5") Fitted with a range of wall and base units with complementary work surfacing incorporating stainless steel sink and double drainer unit with mixer tap and tiled splashbacks. Integrated hob with extractor over and separate Tricity double oven integrated at eye level, large storage cupboard and door to the utility room.

Please note we are unable to confirm if any appliances mentioned are in working order

Utility Room

4.8m x 2.4m (15' 9" x 7' 10") Fitted with further storage units with complementary work surfacing, incorporating stainless steel sink and drainer unit with tiled splashbacks. Space and plumbing for washing machine and tumble dryer, large storage cupboard housing the central heating boiler, rear aspect window, door to the integral garage and door leading out to the rear garden.

FIRST FLOOR LANDING

3.6m x 0.8m (11' 10" x 2' 7") With loft access hatch and doors leading to first floor rooms.

Bedroom 1

3.6m x 3.6m (11' 10" x 11' 10") A front aspect double bedroom.

Bedroom 2

3.0m x 3.6m (9' 10" x 11' 10") A front aspect double bedroom with large, walk in storage cupboard with shelving.

Bedroom 3

2.9m x 2.8m (9' 6" x 9' 2") A rear aspect bedroom enjoying views over the garden.

Bedroom 4

2.2m x 2.8m (7' 3" x 9' 2") A further rear aspect bedroom overlooking the garden.

Bathroom

2.2m x 1.8m (7' 3" x 5' 11") Fitted with a recently installed three piece suite comprising large bath with shower over, central mixer tap and additional hand held shower attachment, wash hand basin and WC. Part tiled walls, wall mounted vanity mirror with inset lighting, airing cupboard, laminate flooring and obscured rear aspect window.

EXTERNALLY

Gardens and Parking

To the front, there is offroad driveway parking for several cars leading to the double garage and a generous front garden, laid to lawn. The garden wraps around the side of the property to the main area lying to the rear which is substantial in size and enjoys lovely views over open countryside towards the sea. The rear garden is in need of some attention and is mainly laid to lawn with a patio seating area and terraced areas to the side which were previously vegetable plots and an outhouse currently in a state of disrepair, which we understand was previously a coal house or wood store. With some attention, the garden could easily be returned to its former glory, as it enjoys one of the largest plots in Beckermeth for a property of this size.

Garage

4.9m x 5.1m (16' 1" x 16' 9") Generous garage with up and over door, currently used for storage.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is TBC.

SALE DETAILS

Mains gas, electricity, water and drainage. Gas central heating and single & 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 D

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be found at the end of the cul-de-sac and identified with a PFK For Sale Board. Alternatively by using What3Words [///neatly.describe.recovery](#)



