

PFK

Beck Brow, Beckermat, Cumbria CA21 2YB

Guide Price: £525,000





LOCATION

The pretty village of Beckermat 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

Situated in the heart of Beckermat village is Beck Brow, a 6 bedroom detached farmhouse with adjoining 2 story, sandstone barn with an abundance of external space, a rarity for a property so centrally located within the village.

Beckbrow has been owned by the same family for many years, the property is currently used as a private family home and adjoining barn for storage. With the correct planning permission the barn could be transformed into an additional large spacious dwelling. At the far end of the property is another storage area which could accommodate an additional standalone property with the appropriate planning approval.

Accommodation of the farmhouse briefly comprises of two reception rooms, kitchen, large walk in larder, utility room and access to a large barn storage room to the ground floor. Upstairs in the farmhouse you will find 6 double bedrooms and a modern family bathroom. The adjoining sandstone barn currently houses an office, downstairs toilet, multiple storage spaces and the entirety of the upstairs is one large open room.

Situated on a plot which is just short of 1 acre, Beck Brow has multiple external 'areas' which can be comprised of the following. Large driveway for multiple vehicles, builders yard, patio seating area, meticulously kept area of garden which include flower beds, vegetable patches, shrubbery and lawned areas, vast hen keeping area and many areas currently being used for external storage purposes.

Whilst Beck Brow requires modernization and refurbishment, the opportunity to create a forever home, in a stunning, semi-rural location is an exciting prospect which we would urge clients to consider. The potential for further development at Beck Brow is sure to peak many potential purchasers' interest. The property is most likely to appeal to families or buyers with development interests. The barn offers various options for home working, business use, storage and car parking/storage. Subject to planning consent, it has potential for development into ancillary accommodation for dependent relatives or generating an income as self-catering holiday accommodation or further property. Viewing is highly recommended and offers are welcomed.

ACCOMMODATION

Entrance

Front door leads you to inner porchway leading to:

Reception Room

3.89m x 4.37m (12' 9" x 14' 4") Large room with gas fire set in wooden surround. Views to the front of the property via sliding sash windows, exposed beams, original cupboards providing useful storage. This room is currently being used as a dining room and provided space for a 4 seater dining table. wooden internal door into Living Room.

Living Room

3.35m x 4.24m (11' 0" x 13' 11") Sliding sash window to front aspect, open coal fire set in exposed sandstone surround.

Hallway

2.36m x 0.91m (7' 9" x 3' 0") Stairs to first floor landing, under stairs storage cupboard and original wooden door into Kitchen

Kitchen

2.85m x 3.48m (9' 4" x 11' 5") A range of matching wooden style wall and base units with contrasting work surfacing. Stainless steel sink with drainer and mixer tap. Window and wooden external door to the rear. Fiver burner gas hob with extractor over and double oven

Rear Hallway

2.25m x 1.05m (7' 5" x 3' 5") Original wooden doors providing access to larder and utility room.

Larder

2.23m x 2.45m (7' 4" x 8' 0") Wooden base units, shelving and contrasting work surfacing and window to rear aspect.

Utility Room

3.37m x 3.59m (11' 1" x 11' 9") Matching wooden wall and base units, window to rear aspect, external door to the rear garden. Space for washing machine and fridge freezer, Belfast sink with mixer tap and two large storage cupboards. wooden internal door leading to outbuilding.

FIRST FLOOR LANDING

2.34m x 0.94m (7' 8" x 3' 1") Accessed via split staircase with a large window providing views over the garden.

Family Bathroom

2.21m x 3.46m (7' 3" x 11' 4") Window to rear aspect, four piece suite comprising walk in sower enclosure with mains powered shower, WC, wash hand basin and bath. marble effect shower boards surrounding, tiled flooring and access into loft.

Bedroom 1

4.43m x 4.35m (14' 6" x 14' 3") Large double bedroom with built in storage cupboard, views across to the village and Beckermat graveyard.

Bedroom 2

2.86m x 3.58m (9' 5" x 11' 9") Large double bedroom with views across the rear garden.

Bedroom 3

3.42m x 3.38m (11' 3" x 11' 1") Large double bedroom with alcove storage and views to the front.

Rear Hallway

0.98m x 2.38m (3' 3" x 7' 10") Skylight and access to loft.

Bedroom 4

4.27m x 2.88m (14' 0" x 9' 5") Large double room with views across to the rear garden.

Bedroom 5

3.20m x 2.38m (10' 6" x 7' 10") Single bedroom with window to side aspect.

Bedroom 6

4.29m x 2.75m (14' 1" x 9' 0") Large double bedroom with window to front aspect.

EXTERNALLY

Parking

To the front of the property there is off road parking for multiple vehicles.

Gardens

To the right of the property there is a large yard providing further parking and space for an extension to the existing property subject to the correct planning permissions.

The rear external doors of the property takes you directly to a large patio seating area, the main garden is made up of mature shrubbery, perennials and a wide variety of fruit bushes. The edging of the garden has well maintained hedger and bushes including hydrangeas and climbing roses.

Sandstone steps take you to the different levels of the garden, at the back there are a number of vegetable plots, greenhouses and to the right there are multiple sheds.

The whole plot adds up to just under an acre and the top of the garden benefits from lovely views over to the village and Wasdale valley.

OUTBUILDINGS

Outbuilding 1

4.46m x 4.57m (14' 8" x 15' 0") Large storage area with power and lighting, wooden stable doors to the front of the property and internal wooden door into the utility room. This space could equally be used for car parking or incorporated into the main house subject to planning permission.

Outbuilding 2

3.91m x 6.47m (12' 10" x 21' 3") Accessed via wooden external door. Currently utilised for storage but along with outbuilding three could be incorporated into the house for extra space or would make a good sized annex subject to planning permission being granted.

Outbuilding 3

3.09m x 6.55m (10' 2" x 21' 6") Accessed via double barn doors and access into storage room.

Storage

1.88m x 6.52m (6' 2" x 21' 5") useful storage space running the full length of the outbuildings and has fitted shelves.

BARN

Entrance Hallway

2.27m x 1.99m (7' 5" x 6' 6") accessed via a lockable wooden door with glazed insert. Stairs to first floor.

WC

1.78m x 2.03m (5' 10" x 6' 8") WC and wash hand basin.

Office

5.12m x 3.89m (16' 10" x 12' 9") Large open plan office with power and lighting. Wooden external door with glazed insert to the rear.

Storage Room

14.17m x 6.41m (46' 6" x 21' 0") Large open plan space ideal work from home unit, double barn doors to the rear, power and lighting throughout.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is E.

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 2022 was £260.48; 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 gas, electricity, water and drainage. Gas central heating and single 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 C

Viewing: Through our Cockermouth office, 01900 826205.

Directions: Beck Brow can be located using the postcode CA21 2YB and identified by a PFK For Sale board. Alternatively by using What3Words <///motor.warrior.trembles>





Floor 0

Floor 1

Approximate total area⁽¹⁾
4015.39 ft²
373.04 m²

Reduced headroom
16.71 ft²
1.55 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

Approximate total area⁽¹⁾
1996.07 ft²
185.44 m²

(1) Excluding balconies and terraces

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GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		50	81
England, Scotland & Wales		EU Directive 2002/91/EC	