

# PFK

Stoneacre Cottage, Egremont, Cumbria CA22 2US

Guide Price: £495,000





PER

## LOCATION

The property enjoys a semi rural location equidistant to Egremont and St Bees, both of which offer a good range of local amenities including shops, leisure facilities and highly regarded schools. The property is located within easy commute of the area's major local employment centres and the delights of the Lake District National Park are also within easy reach.

## PROPERTY DESCRIPTION

Stoneacre Cottage is a charming 3 bed detached barn conversion situated between the picturesque villages of St Bees and Beckermeth. Occupying an extensive plot with large gardens and plentiful offroad parking, this property also includes approximately 3.7 acres of land located a short walk from the house, making it ideal for equestrian use. The land also benefits from 6 stables - 3 of which have been recently erected, an older block of 3 stables currently being used for storage with a small feed room, and a small arena complete with shelter and storage, providing excellent facilities for horse enthusiasts. This enchanting home offers well appointed accommodation, showcasing beautiful character features such as exposed timbers, stonework, and an inglenook fireplace.

The inviting reception hallway provides space for home working and has two sets of double doors, one into a large dual aspect lounge with impressive inglenook fireplace, and the other to a spacious dining kitchen complete with a central island unit. The ground floor also includes a large utility room, a smaller laundry room, and a WC, providing ample space and functionality for modern living. The first floor boasts a large principal bedroom with ensuite shower room and walk in wardrobe, together with two further good sized double bedrooms and a modern 4 piece family bathroom with a freestanding roll top bath. The external space is equally as impressive, with an offroad parking area for multiple cars and enclosed lawned gardens to the front.

## Property Description Continued...

Ideally suited to families and buyers with equestrian interests, Stoneacre Cottage represents a true lifestyle property. Its semi rural yet convenient setting, offers easy access to neighbouring towns, schools, and employment centres, making it a perfect blend of tranquility and practicality. The land included with the property is perfect for those looking to keep horses or simply enjoy the expansive outdoor space. This unique home is an exceptional opportunity to embrace a rural lifestyle with all the modern conveniences close at hand and must be viewed to be appreciated.

## ACCOMMODATION

### Entrance Hallway

4.24m x 3.2m (13' 11" x 10' 6") Accessed via composite door with glazed insert. A bright and spacious reception hallway with ample space for a home working area. Decorative coving, pine staircase leading to the first floor, exposed wood flooring, radiator, front aspect window overlooking the garden and two sets of part glazed double doors giving access to the main living areas.

### Lounge

5.75m x 5.35m (18' 10" x 17' 7") A bright and spacious dual aspect reception room with a window to the rear and patio doors with feature circular glazed windows giving access out to the front garden. Attractive, exposed stone inglenook fireplace housing a multifuel stove, with further areas of exposed stonework to some of the walls, decorative coving, wall mounted lighting, radiator and exposed wood flooring.

## Dining Kitchen

4.15m x 5.36m (13' 7" x 17' 7") A spacious dual aspect room, fitted with a range of matching wall and base units with complementary wood work surfacing incorporating 1.5 bowl sink and drainer unit with mixer tap and tiled splashbacks. Matching central island unit with breakfast bar dining space, space for range style cooker with extractor over, integrated dishwasher and space for a separate dining table and chairs or for a snug area. Decorative coving, radiator, wood effect flooring, stable style door giving access into the large utility room and a further door into a small laundry room.

## Laundry Room

1.77m x 2.00m (5' 10" x 6' 7") Fitted with base units with work surfacing over and tiled splashbacks, plumbing for under counter washing machine and tumble dryer, wall mounted combi boiler, rear aspect window and door to WC.

## WC

0.69m x 1.10m (2' 3" x 3' 7") Fitted with low level WC and fully tiled walls.

## Utility Room

2.39m x 4.43m (7' 10" x 14' 6") Fitted with a range of matching wall and base units with complementary work surfacing, exposed stonework and part tiled walls. Further storage cupboard, inset ceiling spotlights, loft access hatch, stone flooring, window and part glazed UPVC door giving access out to the front gardens.

## FIRST FLOOR LANDING

Accessed by a split level pine staircase. A spacious landing area with Velux rooflight, radiator and doors giving access to the first floor rooms.

## Principal Bedroom

4.15m x 5.39m (13' 7" x 17' 8") A impressive and spacious principal suite with part pitched ceiling, Velux rooflight and additional rear aspect dormer window. Large walk in wardrobe, ample space for a seating area, radiator and door to the ensuite.

## Ensuite Shower Room

1.33m x 2.26m (4' 4" x 7' 5") Fitted with a white three piece suite comprising close coupled WC, wash hand basin and corner shower cubicle with mains shower. Part pitched ceiling with Velux window, fully tiled walls and tiled flooring, inset ceiling spotlights and chrome laddered radiator.

## Family Bathroom

4.16m x 2.35m (13' 8" x 7' 9") Fitted with a modern white four piece suite comprising low level WC, wash hand basin, freestanding rolltop bath and large walk in shower cubicle with mains shower. Part sloped ceiling with Velux window and inset ceiling spotlights, radiator, fully tiled walls and flooring.

## Bedroom 2

5.69m x 2.67m (18' 8" x 8' 9") A spacious, side aspect double bedroom with part sloped ceiling, exposed stonework, radiator and wood effect flooring.

## Bedroom 3

5.70m x 2.62m (18' 8" x 8' 7") A generous double bedroom with part sloped ceiling, rear aspect dormer window and radiator.

### EXTERNALLY

## Garage

A single garage is situated adjacent to the utility room and accessed via the front garden. With mains power sockets and lighting, the garage also benefits from additional storage in the roof space.

## Gardens and Parking

The property which enjoys a beautiful semi rural setting, shared with only a couple of neighbouring properties, is accessed via a private driveway which leads to a spacious offroad parking area for several vehicles including motorhome, caravan and horse boxes. The generous gardens which are fully enclosed with fencing, mature trees and hedging are laid mainly to lawn with paved and chipped patio area, perfect for outdoor dining and entertaining.

Located a short walk from the property, on the other side of the road and included within the sale is 3.7 acres of land (approx), perfect for grazing horses, (as it is currently utilised). Well maintained and running down to the river, this area also benefits from six separate stables, three of which are recently erected, and a small arena complete with shelter and storage.

### ADDITIONAL INFORMATION

## Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

## Tenure & EPC

The tenure is freehold.  
The EPC rating is D.

## 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 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

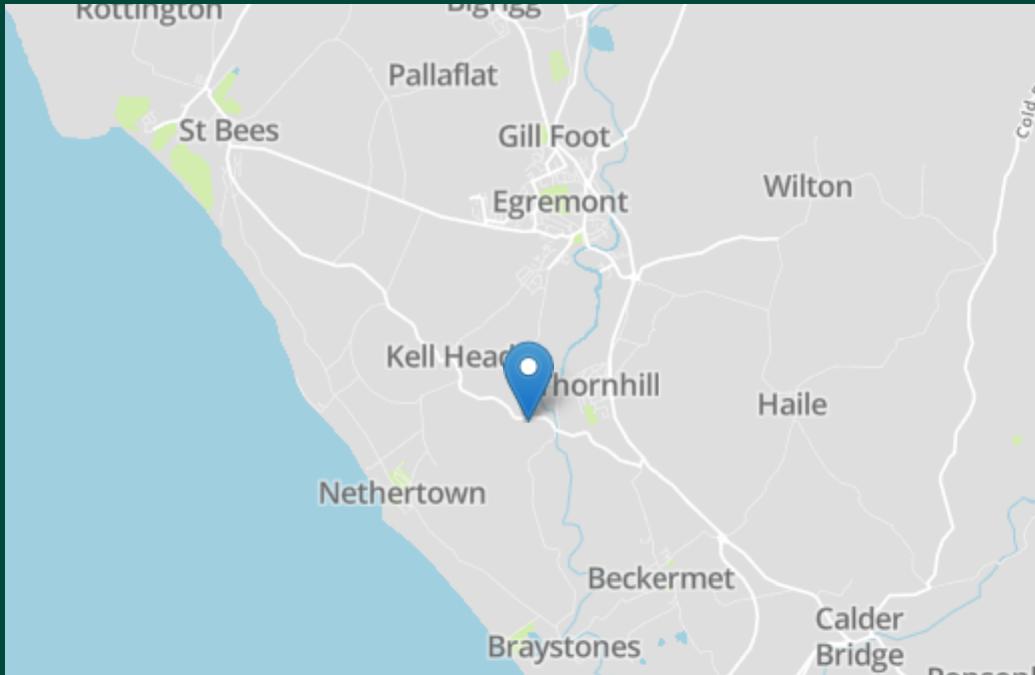
Main electricity, water & septic tank drainage. LPG gas central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Cokermonth office, 01900 826205.

Directions: Stoneacre Cottage can be located using the postcode CA22 2US and identified by a PFK 'For Sale' board. Alternatively by using [What3Words///comment.paintings.boats](#)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>88</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Approximate total area<sup>(1)</sup>**  
1674.51 ft<sup>2</sup>  
155.57 m<sup>2</sup>

**Reduced headroom**  
10.12 ft<sup>2</sup>  
0.94 m<sup>2</sup>



Floor 0



Floor 1

(1) Excluding balconies and terraces

E: Reduced headroom (Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to the floor plan for illustrative purposes only.

GIRAFFE360