

**BECK HOUSE, DOVENBY,
COCKERMOUTH**

Edwin
Thompson



Zoopla.co.uk

onTheMarket.com



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The UK's number one property website

Beck House,

Dovenby, COCKERMOUTH, Cumbria, CA13 0PN.

Brief Résumé

A two bedroomed semi-detached cottage in a village setting with garage, off-street parking spaces and garden, arranged over two floors and benefiting from electric heating. Currently used as a successful holiday let.

Description

A well-appointed cottage which is deceptively spacious. With many original style features maintained, exposed wooden floorboarding and traditional wood burner to the living room and beams to the ceiling on the first floor.

Beck House is laid out over two floors and is in fantastic order throughout.

The accommodation briefly comprises: Entrance Vestibule, Living Room/Dining Room with closed wood burner, fitted kitchen; double bedroom and twin bedroom and spacious three-piece Bathroom to the first floor.

Externally is parking for two small vehicles, Detached Garage and lawned garden area.

Early inspection is recommended.



Accommodation:

Ground floor

Entrance

Entrance door. Door to Living Room/Dining Room. Open doorway to Kitchen.

Living Room/Dining Room

Dual aspect windows. Wood burner. Smart electric programmable, thermostatic panel heater. Staircase to first floor. External door to rear.

Kitchen

Window. Good range of wall and drawer-lined base units. Work top. Belfast sink. Recess tiling. Electric cooker point. Plumbing for dishwasher. Plumber for washing machine. Space for dryer. Space for fridge/freezer. Smart electric heater.



First floor

Landing

Smart electric programmable, thermostatic panel heater. Access to two bedrooms and bathroom.

Bedroom One

Window. Double room. Over stairs cupboard.

Bedroom Two

Window. Twin room.

Bathroom

Window. Three-piece suite comprising WC, washbasin, and bath with shower above. Airing cupboard housing hot water tank. Smart electric programmable, thermostatic panel heater.

Outside

Pathway to entrance door from main street. Parking for two cars access via right-of way. Gated lawned garden area.

Services

Mains water, electricity, and drainage. Heating provided by Smart electric programmable, thermostatic panel heaters. Hot water provided by the immersion tank in cupboard in the bathroom.



Tenure

Freehold.

Agent's Note

Appliances included, mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Council Tax

The GOV.UK website identifies the property as "Deleted" as the property is currently designated as a small business Holiday Let.

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

Mobile phone and Broadband services

CA13 0PN Mobile Signal

		Voice	3G	4G	5G
Three	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
Vodafone	Indoor	✗	✗	✗	✗
	Outdoor	✓	✓	✓	✗
O2	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
EE	Indoor	✓	○	✓	✗
	Outdoor	✓	✓	✓	✗

✓ Good Coverage ○ You may experience problems ✗ No coverage
5G ✗ Not yet available in this area

*Information provided by the signalchecker.co.uk website

CA13 0PN Broadband

FTTH/FTTP	✗
Ultrafast Broadband (>=100 Mbps)	✗
Superfast Broadband (>24 Mbps)	✗
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✓
ADSL2+	⚠
ADSL	⚠

Download: 27.1 Mbps

Upload: 7.1 Mbps

*Information provided by the thinkbroadband.com website.

REF: K3210601



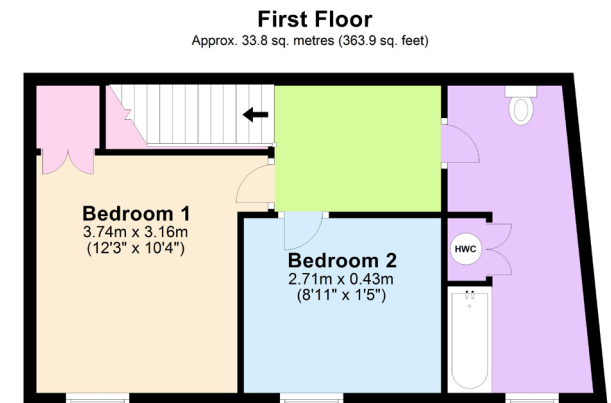
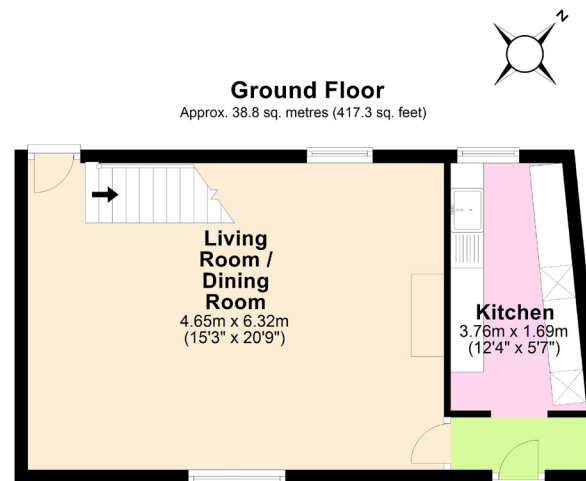
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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- These particulars were prepared in February 2024