

BECKSTEPS,  
UPTON, CALDBECK,  
WIGTON

Edwin  
Thompson



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**Becksteps, Upton,**  
Caldbeck, WIGTON, Cumbria, CA7 8EU





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## Brief Résumé

A unique opportunity to purchase a detached barn conversion in the picturesque village of Caldbeck. The property benefits from three bedrooms and approximately ¾ acre of private garden and land running alongside a tranquil stream. The property is full of character and has lots of appeal but needs modernisation.

## Description

Caldbeck is a highly desirable village within the Lake District National Park, set in a fabulous peaceful and tranquil setting and well connected to Wigton being 8 miles away, Carlisle and the M6 North 13 miles, Keswick 16 miles and Penrith and the M6 South 16 miles. The village has a particularly strong and active community and offers everything a village should including Primary school, shop with post office, church, village hall, pub, café/restaurant, doctors and petrol station.

Becksteps probably dates to the 1900's and is full of character and charm. The property has an attached double height barn and workshop to one end that have not yet been incorporated into the house. Any conversion would need planning approval. The setting is amazing with a private patio and extended land giving a lovely home to an array of wildlife. As you approach Becksteps and walk to the

rear, the front door enters the hallway, with access to a study or third bedroom, a shower room and staircase to the first floor. Entering the open plan kitchen/dining and family room, the character of the property is there to be seen with double aspect windows and a chimney breast that could house a multi fuel stove. The kitchen runs the length of the property looking to the front with deep windowsills incorporated in the worktops. At the end of the kitchen is a door that enters the barn, which is currently used for storage with a mezzanine above, double wooden doors to the front and a separate workshop. Returning to the entrance hall, a staircase takes you to the first floor where there are two small double bedrooms, a bathroom and further sitting room. This room has an open fireplace and double aspect windows looking to the side and rear garden. Outside, the terraced patio gives privacy and access to a quaint wooden bridge that takes you to a lovely lawned area bursting with trees, shrubs and plants. Through a wooden gate and you enter an orchard that moulds into a wonderful woodland area that takes you along Gill Beck. This woodland is planted with mature trees and wildflowers.

**What3words - [///waltzed.classmate.fury](https://www.what3words.com/?w3=//waltzed.classmate.fury)**

## Accommodation:

### Entrance

Entrance to the rear of the property. Door to:

### Entrance Hall

Tiled floor. Understairs cupboard. Exposed beams. Access to downstairs rooms. Staircase to first floor. Radiator.

### Open Plan Kitchen/Dining and Family Room

The dining/family room area has large double aspect windows to the side with decorative tile sills and rear with window seat looking to the garden letting in an abundance of natural light. A further decoratively glazed window looks to the front. Chimney breast with mantle above and space for open fire or stove. Exposed timbers. Radiator. Space for dining table and chairs. Space for soft furnishings. Tiled floor throughout to the kitchen. The kitchen has a range of wall, drawer and base units with tile worktops. Two windows facing the front. Alcove to end with shelving. Space for fridge/freezer, dishwasher and washing machine. Integrated electric oven and gas hob. Door to:



### Barn

Double wooden door to front. Mezzanine to half. Door to workshop under mezzanine and door to side entrance. Plenty of room for storage. Door to rear.

### Bedroom Three/Study

Window facing the rear garden with lots of natural light flooding through. Built in wardrobes/storage. Exposed timbers. Radiator.

### Shower Room

Shower unit. Wash hand basin housed in vanity unit. WC. Ladder style radiator. Fully tiled to walls and floor.

### Stairs to First Floor

### Landing

Large Velux. Small window to rear. Door to airing cupboard housing hot water cylinder. Vaulted ceiling with exposed beams. Radiator.

### Bedroom One

Double bedroom. Window looking to rear garden with window seat. Velux to roof. Built in wardrobes. Exposed beams. Radiator.

### Bedroom Two

Double bedroom. Window to front with window seat. Velux to roof. Built in wardrobes. Radiator. Exposed beams.



### Bathroom

Bath with Triton electric shower above. Wash hand basin housed in vanity unit. WC. Radiator. Fully tiled to walls. Velux to roof. Glazed arrow slit to front.

### Sitting Room

Double aspect windows to side and rear garden with window seat. Vaulted ceiling. Exposed beams. Open fire with brick surround and tile hearth. Radiator. Built in corner cupboard.

### Outside

To the rear the property is a cottage style garden, with paved tiered patio. To the side, stone steps lead to a quaint wooden bridge across the stream to a further garden, laid to lawn with an array of mature trees, shrubs and plants bordered by mature hedging. A gate in the hedge enters a further woodland area that runs along the stream. This area which, at its far end, has a right of way to the main highway is planted with impressive fruit trees as well as an abundance of other trees and wildflowers.

### Services

Electricity, water and sewage are mains connected. A Heatraesadia electric flow boiler located in the barn services the heating and hot water.



### Tenure

Freehold

### Agent's Note

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

### Council Tax

The vendor has advised us the property is within The Cumberland Council and is council tax band E. 2024/2025 is £2778.85 per annum.

### 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.

REF: K3702952





Mobile phone and Broadband services

CA7 8EU		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](https://signalchecker.co.uk) website

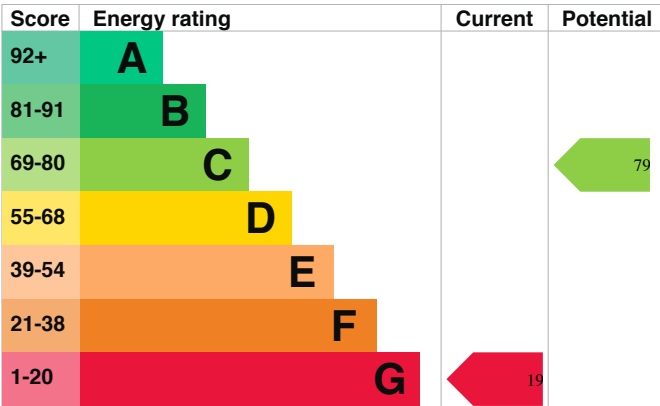
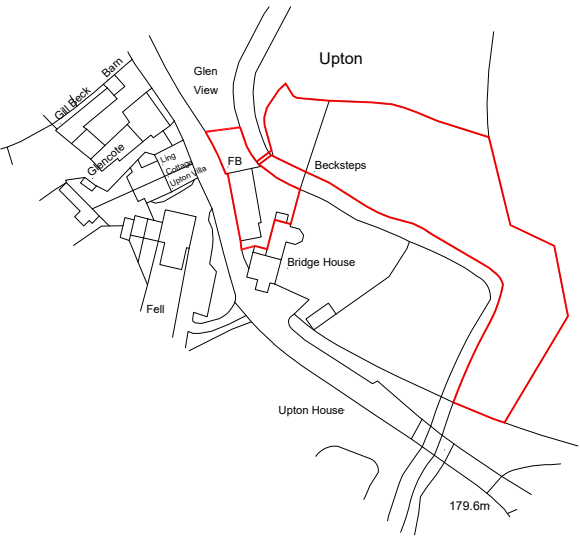
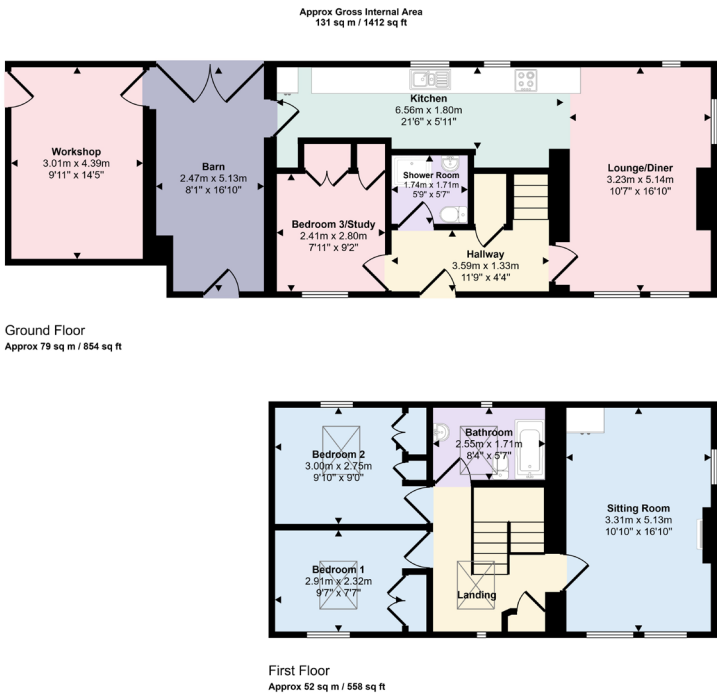
CA7 8EU		Broadband
FTTH/FTTP		✓
Ultrafast Broadband (>=100 Mbps)		✓
Superfast Broadband (>24 Mbps)		✓
Fibre (FTTC or FTTH or Cable or G.Fast)		✓
Wireless		✓
LLU		✗
ADSL2+		✓
ADSL		✓

Average in CA7 8EU in the last 12 months:

⬇ Download: 22.2 Mbps

⬆ Upload: 14.5 Mbps

\*Information provided by the [thinkbroadband.com](https://thinkbroadband.com) website.  
Based on using BT as a provider ONLY





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