

PFK

Brow House, Beckermeth, Cumbria CA21 2YB

Guide Price: £385,000





LOCATION

The pretty village of Beckermeth 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 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

Boasting a prominent position in the popular village of Beckermeth stands Brow House, a beautifully appointed four bed detached family home, offering generous accommodation, original features including fireplaces and shutters to many of the windows, and well orientated gardens perfect for young and growing families.

Positioned just a short walk to the local primary school and within easy reach of the A595 allowing for quick access to nearby towns, employment centres and the delights of the National Park, Brow House is ideally suited to families or buyers looking to relocate to the area. The generous accommodation spans 3 floors and in brief comprises entrance vestibule, lounge with attractive wood burning stove, separate dining room, modern kitchen, further reception room/bedroom 5 and cloakroom/WC to the ground floor. To the first floor there are three double bedrooms and a four piece family bathroom. The stairs to the first and second floors overlook the property's gardens from a stunning arched window to the rear, with the second floor boasting a spacious landing, large double bedroom with Juliette balcony, and a large four piece bathroom. This level would be perfect for guest accommodation or as an impressive principal suite.

The property occupies a large enclosed plot, with a gated entrance to the side giving access to a private driveway, where there is a large stone outbuilding, 2 lawns and sandstone steps giving access to a stunning elevated terrace, perfect for summer barbeques and entertaining.

Viewing is essential in order to appreciate all this beautiful property has to offer.

ACCOMMODATION

Entrance Porch

Approached via traditional wooden entrance door. With side aspect window and part glazed original door into reception room 1.

Reception Room 1

3.27m x 4.2m (10' 9" x 13' 9") Currently utilised as a dining room, with large rear aspect window enjoying views over the garden. Decorative coving and picture rail, attractive recessed wood burning stove with slate hearth and wood mantel, original alcove cupboard, radiator, original slabbed flooring, door to the inner hallway and further door to reception room 2.

Reception Room 2

3.35m x 3.8m (11' 0" x 12' 6") Currently utilised as an office, but could also be used as a ground floor bedroom should a fifth bedroom be required. With decorative coving, open fire in original surround with tiled hearth and complementary backplate, radiator, exposed wood flooring and dual aspect windows.

Inner Hallway

With staircase leading to the first and second floors, exposed wood flooring, radiator, door to understairs WC and glazed UPVC door giving access out to the rear gardens.

Cloakroom/WC

0.86m x 1.43m (2' 10" x 4' 8") Fitted with low level WC, small wash hand basin and tiled walls.

Lounge

4.73m x 3.82m (15' 6" x 12' 6") Spacious reception room with large front aspect window and original shutters, attractive wood burning stove, set in a sandstone surround with complementary hearth and backplate, radiator and glazed UPVC door giving access out to the front of the property.

Kitchen

2.42m x 4.26m (7' 11" x 14' 0") Fitted with a range of matching, shaker style wall and base units with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Large, freestanding gas range cooker with extractor over, space for fridge freezer and plumbing for washing machine and dishwasher. Tiled flooring, radiator and large rear aspect window overlooking the gardens.

FIRST FLOOR LANDING

With a beautiful, large arched window at half landing level providing superb views over the gardens to the rear. The landing has stairs giving access to the second floor, exposed wood flooring and doors to three bedrooms and the family bathroom.

Family Bathroom

2.45m x 3.35m (8' 0" x 11' 0") Fitted with a four piece suite comprising low level WC, wash hand basin, wood panelled bath and separate shower cubicle with electric shower. Part tiled walls and tiled flooring, storage cupboards and obscured rear aspect window.

Bedroom 1

4.75m x 3.83m (15' 7" x 12' 7") A spacious double bedroom with attractive front aspect bay window, radiator and original feature fireplace.

Bedroom 2

3.39m x 3.83m (11' 1" x 12' 7") A front aspect double bedroom with large window, original feature fireplace, radiator and storage cupboard.

Bedroom 3

3.75m x 4.28m (12' 4" x 14' 1") Rear aspect double bedroom with original feature fireplace, large fitted storage cupboards and radiator.

SECOND FLOOR LANDING

Spacious landing area with arched window to rear elevation and a full height door giving access into a storage room. The second floor layout is perfect for guest accommodation or an impressive principal suite..

Bedroom 4

3.18m x 6.91m (10' 5" x 22' 8") A large room with pitched ceiling and two Velux rooflights, under eaves storage, radiator, ample space for a sofa and UPVC glazed door with a beautiful Juliette balcony overlooking the cherry blossom tree and the gardens.

Bathroom 2

1.65m x 3.61m (5' 5" x 11' 10") Fitted with a four piece suite comprising low level WC, wash hand basin, wood panelled bath with tiled splashbacks and separate tiled shower cubicle with electric shower. Part sloped ceiling with Velux rooflight, radiator and tiled flooring.

EXTERNALLY

Gardens and Parking

There is a small area of lawn lying to the front of the property with pathway leading to the front of the house, a gate to the side of the property leads you into a beautiful walled garden area, lawned with a variety of shrubbery and floral borders. The main outside space lies to the side and rear with a double gated entrance to the side leading onto a private driveway, providing offroad parking for one to two cars. To the rear, there is a large fully enclosed garden, mainly laid to lawn with mature trees and shrubbery to border. The property benefits from a large, versatile stone outbuilding offering fantastic potential for a variety of uses. Sandstone steps to the side of the outbuilding lead to a beautiful, recently landscaped private terrace, laid to patio and creating a perfect setting for entertaining and summer barbecues.

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 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

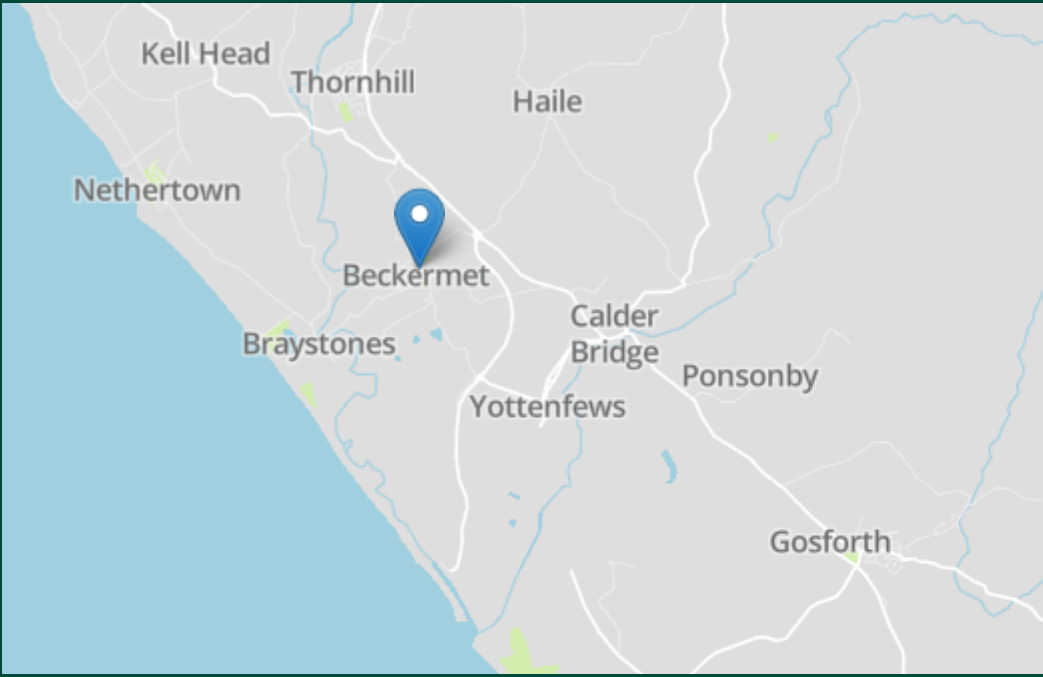
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D


Viewing: Through our Cokermonth office, 01900 826205.

Directions: Brow House can be located using the postcode CA21 2YB and identified by a PFK 'For Sale' board. Alternatively by using What3Words///excavate.continued.unleashed



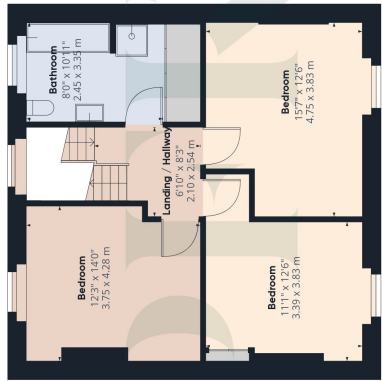


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

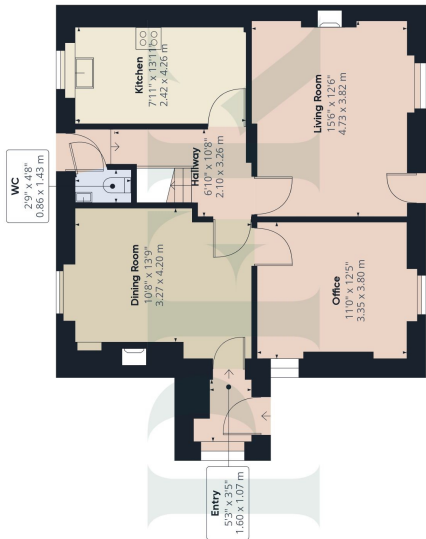


Approximate total area⁽¹⁾
1865.24 ft²
17338 m²


Reduced headroom
81.75 ft²
7.6 m²



Floor 1



Floor 0



Floor 2

(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 and should be used as a guide only. Please refer to the floor plan for illustrative purposes only.

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