

# Cumbrian Properties

## Beck Cottage, Burgh by Sands



Price **£340,000**

**EPC-D**

Characterful cottage | Fantastic views  
2 reception rooms | 3 bedrooms | 2 bathrooms  
Gardens, garage & parking | Popular village location

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## 2/ BECK COTTAGE, BURGH BY SANDS, CARLISLE

A stunning, characterful cottage situated in the heart of Burgh by Sands with three bedrooms, two bathrooms and two reception rooms, beautiful views, gardens and garage. This property has absolutely everything you could wish for in a country cottage with cosy log burners, beamed ceilings and exposed stonework and its own little stream and cattle grid. Double glazed and gas central heated, the property has a vestibule leading to the entrance hall, two reception rooms both with cosy log burning stoves, an open plan dining kitchen and sun room with access to the rear garden and a ground floor cloakroom. The first floor has three double bedrooms with fantastic views over the countryside to the front elevation, master en-suite shower room and three piece family shower room. Externally, to the front of the property is a generous lawned garden bordered by mature trees and shrubs with sandstone seating area and a pebbled driveway providing ample off-street parking for all the family leading to the single garage. To the rear of the property is a private, south facing garden laid to artificial turf with raised borders. Burgh by Sands is a popular village located to the west of Carlisle with its own school, church, pub and village hall and beautiful countryside walks, with the Hadrian's wall footpath running along the front of the cottage.

The accommodation with approximate measurements briefly comprises:

**Front door into vestibule.**

**VESTIBULE** Automatic lighting, built-in storage, double glazed sash window to the front, double glazed window to the side, wood flooring, electric heater, beamed ceiling, spotlights and door to entrance hall.



VESTIBULE

**ENTRANCE HALL** Doors to lounge, sitting room and dining kitchen. Wood flooring and radiator.



ENTRANCE HALL & STAIRCASE

### 3/ BECK COTTAGE, BURGH BY SANDS

**LOUNGE (13' max x 12' max)** Brick-built fireplace housing a log burning stove, double glazed sash window to the front, original beams to ceiling, wood flooring and radiator.



LOUNGE

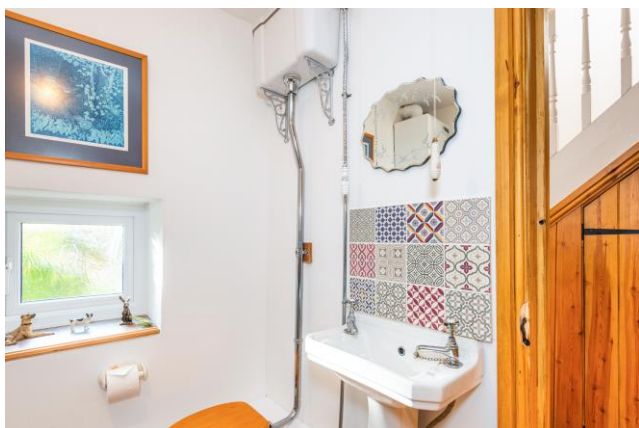
**SITTING ROOM (14'3 x 11'4)** Original 18<sup>th</sup> century sandstone fireplace housing a wood burning stove, double glazed sash window to the front, radiator and door to inner hall.



SITTING ROOM

**INNER HALL** Understairs storage cupboard, staircase to the first floor and door to cloakroom.

**CLOAKROOM** Two piece suite comprising WC with vintage style cistern and wash hand basin with tiled splashback. Built-in storage, radiator, wood flooring, combi boiler and frosted window.



CLOAKROOM

#### 4/ BECK COTTAGE, BURGH BY SANDS

**DINING KITCHEN (13' max x 9' max)** Fitted kitchen incorporating an Inglenook style fireplace housing a Range style cooker, Belfast sink with mixer tap, integrated washing machine, fridge and freezer. Tiled splashbacks, wooden worksurfaces, ceiling spotlights, radiator, feature stone wall, double glazed window to the rear, wood flooring and opening to the sun room.



DINING KITCHEN

**SUN ROOM** Four double glazed Velux windows, radiator, wood flooring, beamed ceiling, feature stone wall, double glazed windows and UPVC door to the side and double glazed French doors to the rear garden.

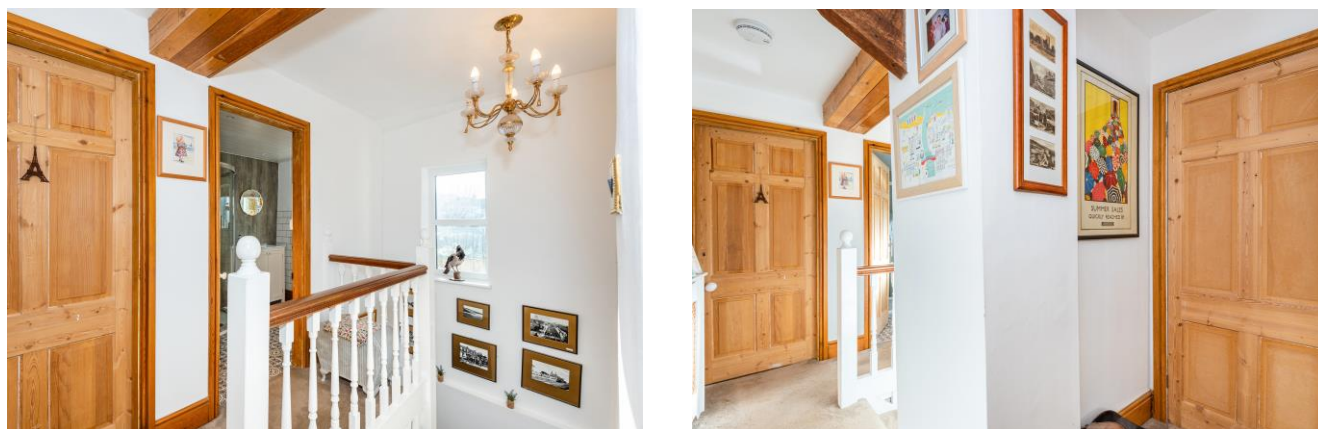


SUN ROOM

5/ BECK COTTAGE, BURGH BY SANDS

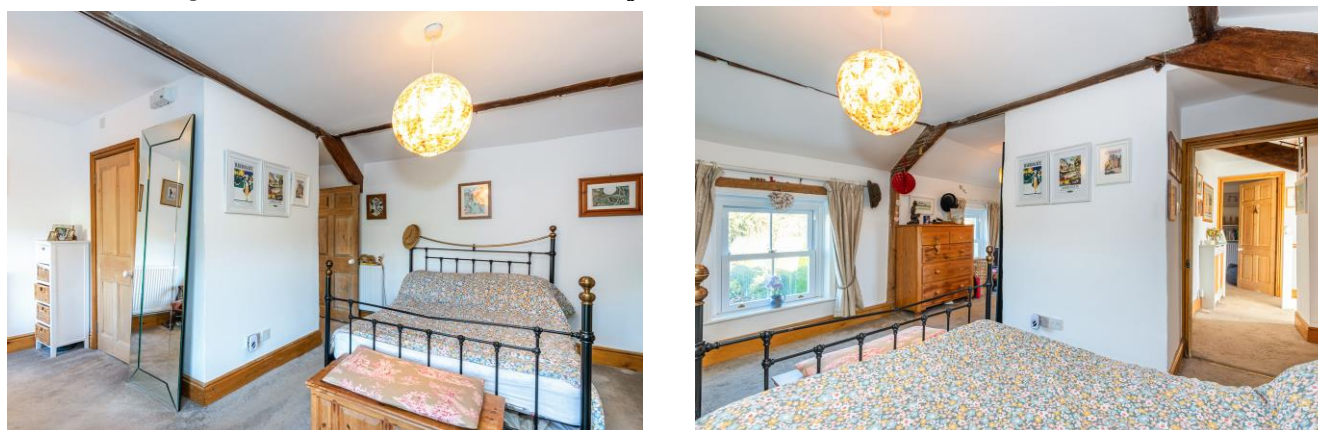
**FIRST FLOOR**

**LANDING** Doors to bedrooms and shower room. Double glazed window to the rear, built-in storage cupboard and beamed ceiling.



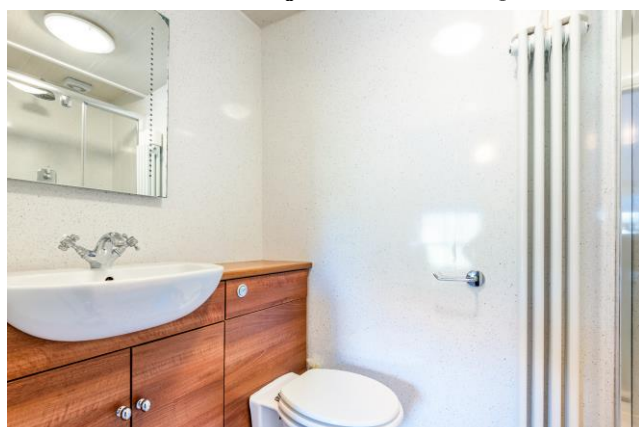
LANDING

**MASTER BEDROOM (15' max x 14'3 max)** "L" shaped master bedroom with built-in wardrobes, two double glazed sash windows to the front with fantastic views over the fields, beamed ceiling, two radiators, decorative fireplace and door to en-suite shower room.



MASTER BEDROOM

**EN-SUITE SHOWER ROOM** Three piece suite comprising walk-in double shower cubicle, vanity unit wash hand basin and WC with concealed cistern. Tile effect flooring, vertical radiator and panelled ceiling.



EN-SUITE SHOWER ROOM

6/ BECK COTTAGE, BURGH BY SANDS

**BEDROOM 2 (14'6 max x 11'8 max)** Original decorative fireplace, double glazed sash window to the front with views, beamed ceiling, radiator and access to part boarded loft.



BEDROOM 2

**FAMILY SHOWER ROOM (7' x 6')** Three piece suite comprising corner shower cubicle, vanity unit wash hand basin and WC with vintage style cistern. Brick effect tiled splashbacks, tile effect flooring, panelled ceiling with spotlights, heated towel rail and frosted glazed window.



FAMILY SHOWER ROOM

**BEDROOM 3 (10' x 9')** Double glazed window to the rear, built-in wardrobe and radiator.



BEDROOM 3

7/ BECK COTTAGE, BURGH BY SANDS

**OUTSIDE** Generous lawned front garden bordered by mature trees and shrubs leading up to a sandstone patio and gravelled garden with log store. A pebbled driveway, with outside tap, provides parking for 2/3 vehicles leading up to the single garage. Low maintenance, south facing, rear garden laid to artificial turf with raised flower beds and external sockets. Gravelled side garden with access to the garage.

**GARAGE** Light and power.



FRONT GARDEN



REAR GARDEN

8/ BECK COTTAGE, BURGH BY SANDS

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band C.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

