



1 CROFT VIEW | BECKERMET | CUMBRIA | CA21 2XH

PRICE £160,000



Lillingtons
Estate Agents



SUMMARY

This gorgeous end terrace cottage is a real treat and is located within the centre of this popular village, within walking distance of the village pub. With handy access at the side for bikes/motorbikes and a stunning garden set down a path behind the house, this will make a wonderful first home or downsize for a keen gardener. The home itself has been lovingly maintained and upgraded over a 20 year period by the current owners and includes a charming yet spacious living/dining room with exposed sandstone fireplace and multi fuel stove, a fitted kitchen/breakfast room, a modern ground floor bathroom, a PVC conservatory and finally two first floor bedrooms with stripped wooden floorboards. There is a cottage style front garden and the rear garden is generous in size and backs onto a small beck, providing a tranquil backdrop to summer BBQ's. A really super home!

EPC band D

GROUND FLOOR ENTRANCE

An attractive pastel colour part glazed composite front door leads into living room

LIVING AREA

Double glazed heritage style PVC sliding sash window to front, double radiator, feature sandstone exposed chimney breast and fireplace with multi fuel stove and LED underlighting, exposed ceiling beams, opening into dining area

DINING AREA

Double glazed heritage style sliding sash window to side, double radiator, space for table and chairs, under stairs cupboard, door leading to stairs to first floor, door to lobby with a door into bathroom, door into kitchen

KITCHEN/BREAKFAST ROOM

Fitted base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, gas hob with oven and extractor, combi boiler in cupboard unit, space for washing machine and fridge freezer, space for bistro table, double glazed window to rear, part double glazed door leads into conservatory

CONSERVATORY

Double glazed windows to side and rear, polycarbonate roof, double glazed French doors to rear with steps down into rear courtyard, space for sofa and bistro table, tile effect flooring

GROUND FLOOR BATHROOM

Double glazed window to rear, panel bath with shower attachment and screen, pedestal hand wash basin, low level WC. Towel rail, tiled walls and flooring, linen cupboard, extractor fan

FIRST FLOOR LANDING

A lobby area with stairs turning towards each bedroom

BEDROOM 1

Double glazed heritage style sash window to front, cast iron fireplace, double radiator, stripped wooden floorboards, access to loft space

BEDROOM 2

Tilt and turn double glazed window to rear, built in wardrobe over stairs with twin doors, double radiator, stripped wooden floorboards

EXTERNALLY

To the front of the property is an enclosed cottage style garden with planted flower bed and a gated stone path leading to front door.

To the side of the property there is an alleyway which is common land and gives access to the back of the terrace of the four properties. The area at the back of the property is shared communal access to all four terraced properties.

From here steps lead up to the conservatory and a path leads down passing neighbouring gardens to a fabulous enclosed private garden at the end, generous in size and backing onto a small, pretty stream. The garden includes a large lawn, mature planted areas and a garden shed which is equipped with an electric supply for added convenience.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, shed, oven hob and extractor

Broadband type & speeds available: Standard 18Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates 3 and EE have good signal outside but variable indoors. Vodafone and O2 have variable signal outside and non indoors

Planning permission passed in the immediate area: None known

The property is not listed

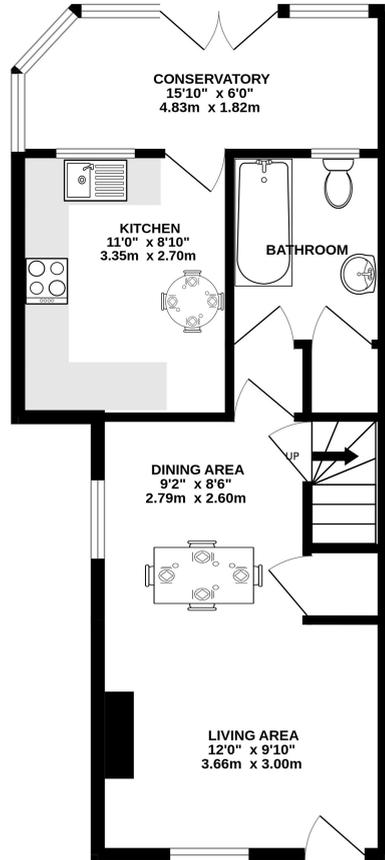
DIRECTIONS

From Whitehaven head south on the A595 passing Egremont and Thomhill. Turn right by the cemetery and then left to Beckemet, following the small lane into the village. Pass the church and the White Mare pub and once passed the former Royal Oak pub (closed) the property will be located on the left hand side.

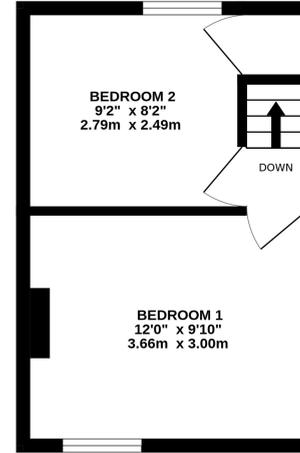




GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
218 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			