



## 3 Low Beckstones

Millom, LA18 5HZ

Offers In The Region Of £325,000



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*A beautiful, unique detached property set on the edge of the Lake District National Park, located on the outskirts of The Green. This thriving village offers a vibrant community with a village hall and is within walking distance from the train station and local pub. This three-bedroom home boasts plenty of outside space, ideal for appreciating the countryside surroundings. Internally, it features a living room, dining room, snug, well-equipped kitchen, pantry, cellar, WC, and family bathroom. Possibility to add a drive way subject to relevant planning permissions.*

This three-bedroom family home welcomes you through a charming wooden feature porch into the main lounge, which features a multi-fuel burner with a decorative stone surround. Adjacent to the main lounge is a dining room/second reception room with windows overlooking the garden. The third reception room is further along the hallway, which also provides access to the first-floor staircase and the well-equipped kitchen. The kitchen boasts ample wall and base units, an LPG & electric range cooker with an extractor hood, and an integral fridge freezer. Completing the first floor is a convenient utility area with units matching the kitchen units housing the oil boiler, with plumbing for a washing machine.

The staircase leads to the first floor and half landing, from the half landing there is a convenient 2nd utility room with plumbing for washing machine, WC and hand basin, on the first floor there are three generously sized double bedrooms. The master bedroom offers excellent views of the garden. There is also loft access from the first-floor landing. The five-piece family bathroom on this floor includes a bath, shower cubicle, WC, bidet, and wash basin.

Externally, this home features gardens both at the front and back, providing ample space to relax. A stepping stone pathway leads to raised flowerbeds and fruit trees, and there is also a shed and a patio area with room for a bench or outdoor dining table.

### Porch

5'9" x 4'7" (1.769 x 1.415)

### Living Room

14'11" x 12'10" (4.555 x 3.929)

### Dining Room

11'10" x 9'9" (3.622 x 2.975)

### Snug

11'2" x 8'11" (3.413 x 2.738)

### Kitchen

9'8" x 8'9" (2.950 x 2.673)

### Rear Entrance/Pantry

9'9" x 4'2" (2.975 x 1.276)

### Landing

13'6" x 5'10" (4.139 x 1.801)

### Utility/WC

10'7" x 5'3" (3.235 x 1.617)

### Bedroom One

14'11" x 11'10" (4.549 x 3.623)

### Bedroom Two

12'0" x 9'9" (3.679 x 2.993)

### Bedroom Three

8'11" x 9'8" (2.729 x 2.956)

### Family Bathroom

8'10" x 8'6" (2.717 x 2.593)

### Cellar/Store

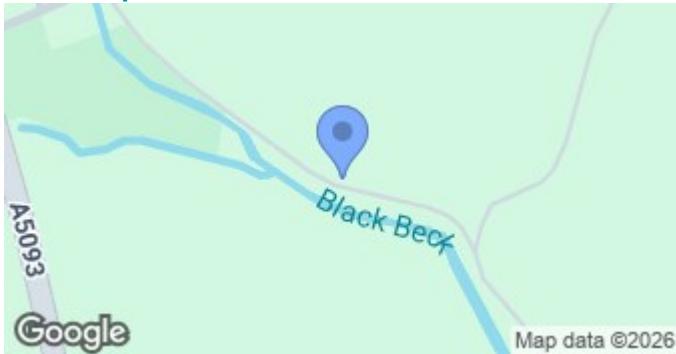
12'0" x 10'0" (3.661 x 3.072)



- Thriving Village Location
- Three Bedroom Detached Home
  - Court yard area
  - Unique Property
- Within walking distance of train station
- Council Tax D
- Outskirts of the Lake District National Park
  - Garden
  - Cellar - accessed from outside
- EPC - E



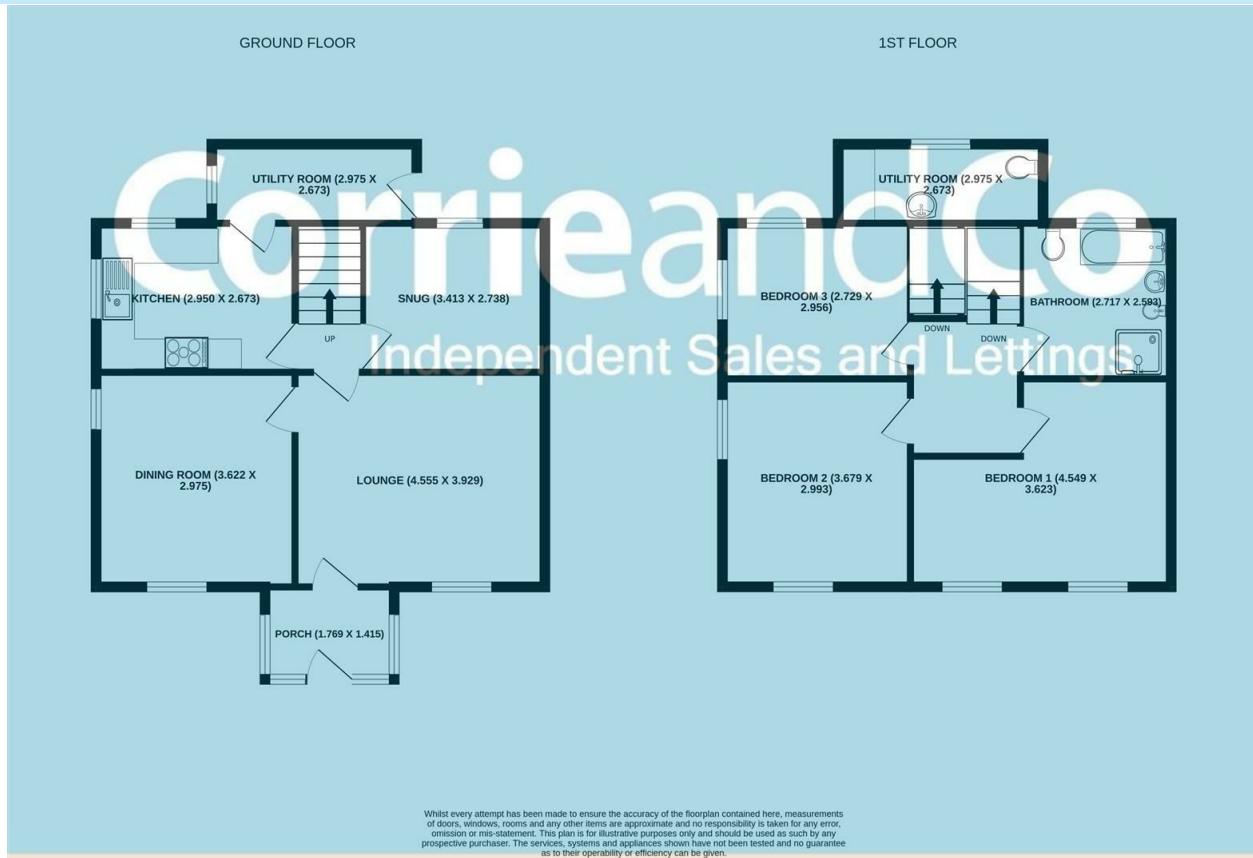
## Road Map



## Terrain Map



## Floor Plan



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To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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