



The Old Bookshop, Beckermeth, CA21 2XB

Guide Price £275,000

PFK

The Old Bookshop, Beckermet

The Property

The Old Bookshop presents a truly fantastic opportunity for investors or buyers seeking a flexible income generating property in one of west Cumbria's most desirable villages. Located in the peaceful and picturesque village of **Beckermet**, just minutes from the coast and the Lake District National Park, this impressive building has been thoughtfully converted into **four separate two bed flats**, each offering well proportioned accommodation.

Three of the flats are accessed via a **communal entrance and stairway**, with one situated on the **ground floor** and two on the **first floor**. The **fourth flat** is **entirely self-contained** at the rear of the building, with its own private access, offering even more flexibility for rental or owner occupancy.

Currently, the flats bring in **a combined rental income in excess of £2,000 per calendar month**, making this a **potential gross annual yield of over 8.7%** based on the £275,000 asking price – an attractive proposition for buy-to-let landlords. Alternatively, the layout and village setting lend themselves perfectly to **holiday lets**, with Beckermet being a well connected base for visitors exploring the west coast and western Lake District.





Description continued

Externally, the property includes **an owned car park** to the rear, as well as a **detached outbuilding** currently divided into useful storage spaces.

Whether you're an established investor, exploring holiday letting potential, or seeking to live in one unit while generating income from the others, The Old Bookshop offers rare flexibility and outstanding value in a sought after location.

The location

Tucked away in the heart of the west Cumbrian countryside, Beckermest is a tranquil and welcoming village with a strong sense of community. Despite its rural charm, it offers excellent connectivity, located just a few minutes drive from the coastal towns of Egremont and Seascale, as well as within easy reach of Sellafield, making it a practical and desirable rental location. With its proximity to St Bees, Whitehaven, and Ennerdale, and the broader attractions of the Lake District National Park, Beckermest is increasingly popular with both permanent residents and holidaymakers alike - making this a superb base for a variety of buyers.

Council Tax band: A

Tenure: Freehold

EPC ratings C, D & E



ACCOMMODATION

Flat 1

A bright 2 bedroom ground floor apartment comprising cosy lounge, separate kitchen, a recently fitted modern shower room and 2 bedrooms. Currently occupied on a 12 month tenancy.

Flat 2

First floor apartment comprising lounge, modern kitchen, bathroom and 2 bedrooms. Currently let on 6 month tenancy.

Flat 3

A 2 bedroom first floor apartment, comprising lounge, compact kitchen, shower room and 2 bedrooms. Currently let on a rolling monthly contract.

Flat 4

Spacious ground floor apartment located to the rear of the building and self contained with own entrance door. Comprising large shower room, dining kitchen, lounge and 2 bedrooms. Currently let on a weekly rate.

EXTERNALLY

Rear Garden

A lane to the side of the property leads to the rear, where there is outbuilding divided into separate storage rooms and car parking.

3 offroad parking spaces

There is a small owned car park located to the rear of the building.





ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage. Electric central heating and double glazing installed. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax & EPC

The Council Tax Band for all 4 flats is Band A. The EPC rating for Flat 1 is D, Flat 2 is E, Flat 3 is D, Flat 4 is C.

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; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; 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.

Directions

The property can be located using either CA21 2XB or Whats3words///described.clear.viewers





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