

BECKSIDE COTTAGE

£1,550,000

Beckside, Cartmel, LA11 7SP

Rural idyll - situated in a peaceful, secluded setting and surrounded by stunning gardens and grounds, a charismatic Grade II Listed stone and slate cottage with an attached barn, converted to create two, one bedroom cottages, currently successful holiday lets, as well as a workshop with studio above.

Sympathetically refurbished and reconfigured, the stylishly presented character accommodation with sitting room, fitted kitchen open to dining room, study, utility/laundry room, cloakroom, principal en suite bedroom with balcony, two further double bedrooms and bathroom. Large timber garage, ample parking and magnificent gardens and grounds, part of which have been rewilded to improve diversity, woodland and pastureland. In all. c. 6.7 acres (2.7 hectares).

This is a must see - retreat from the hustle and bustle to your own slice of the English countryside, yet remaining accessible for the sought-after village of Cartmel, the Lakes and Dales National Parks and road and rail links.





Welcome to **BECKSIDE COTTAGE**

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Beckside Cottage is situated in the small, idyllic hamlet of Beckside, just over a mile from the scenic and sought-after village of Cartmel, one of South Lakeland's oldest villages and dating back to the 12th Century.

The village grew up around the now famous Priory and is full of Mediaeval charm. At the heart of the village is the square with the market cross, a water pump and limestone fish slabs. It is surrounded by a delightful selection of traditional public houses, tearooms and shops with ancient narrow winding streets. The square is home to the Cartmel Village Shop, famous for its Sticky Toffee Pudding and as a popular 'foodie' destination, eateries include the Michelin Star restaurants, L'Enclume and Rogan & Co. Cartmel is also famous as having one of the smallest and most picturesque racecourses in the country. The course has six days racing during the summer months.

Grange-over-Sands (just 4 miles distant) an Edwardian seaside town offering a good range of amenities and a delightful promenade. It is a small yet lively community with a surprisingly large range of local societies and interest groups. There is a wide choice of recreational facilities including tennis courts, restaurants and seasonal events. The climate is mild due to its proximity to the sea and the Gulf Stream.

The larger towns of **Ulverston** (10.4 miles) and **Kendal** (16.1 miles) offer a more comprehensive range of facilities.

Just outside the southern boundary of the **Lake District National Park** and close to the **Yorkshire Dales** and the **Arnsdale and Silverdale National Landscape**, there are enormous opportunities for those who love being outdoors - it's the perfect natural playground and your chance to live the weekenders' lifestyle all year round!

In education terms, there are both primary and secondary schools in the village. Secondary schools are also in Ulverston and Kendal. Independent schools are at Windermere and Sedburgh (with the Preparatory School at Casterton).

Excellent connectivity:

Road and rail links - for those looking to commute, the M6 (J36) is 15.6 miles distant making several large towns and cities commutable on a daily or weekly basis.

Oxenholme Station (15.7 miles) is on the West Coast line with direct services to London Euston, Manchester (and airport), Birmingham, Glasgow and Edinburgh; there is also a railway station at Grange-over-Sands on the Furness Line, which runs between Barrow-in-Furness and Lancaster with connections to the West Coast line and Manchester Airport.

... **and for further afield**, airports are at Leeds Bradford (71.1 miles), Manchester (89.5 miles) and Liverpool (95 miles).

To find the property: from the main square in Cartmel proceed north to the right of the Village Shop onto Park View. Bear slight left onto Croftside, past the racecourse on your left and the Old Grammar School on the right. Turn left, in front of a double fronted property signed *Speedbank/No Through Road* and Beckside Cottage is the first property on the right

What3words: ///greet.sticky.again







An immensely charismatic Grade II Listed property in an idyllic and tranquil setting

Tucked away in a peaceful, secluded setting and surrounded by the most beautifully scenic gardens and grounds, c. 6.7 acres (2.7 hectares), Becks Cottage is a quintessential double fronted, stone and slate cottage. Grade II Listed, dating back to the late C17th/ early C18th and bursting with original character features (spice cupboard, oak ceiling beams, cills, lintels and panelling, tongue and bead doors with Suffolk latches, panelled window reveals and working shutters, flag floors and sandstone fireplace), the property has been extended, lovingly and sympathetically refurbished and reconfigured since the current owner's purchase in 2013 to create an exceptional lifestyle property.

The attached **two storey barn** has also been converted to create, two charming, one bedroom cottages, currently run as successful holiday lets (W: <https://crumblecottages.co.uk>).

The extremely welcoming and stylishly presented accommodation is set over two floors with the rooms enjoying splendid views across the gardens and ground and a GIA of c. 2095 sq ft (194.6 sq m) to include the workshop and studio.

Let us take you on a guided tour...

Step inside the front gabled **porch** and into the generous and light **sitting room** (formerly two rooms) with fireplace and woodburning stove to one end and fitted bookshelves to the other. Off here is a **study/home office** and a practical **utility/laundry room** with pot sink, space for undercounter washing machine and tumble dryer, built-in cupboard, boiler cupboard and **cloakroom**.

The **dining room** is dual aspect having windows with parliament hinges; when open, they beautifully frame the garden.

The stylish and sleek hand-crafted **kitchen** has a commercial feel with bespoke ash wood units (the run to the outer wall made from one piece of wood) with stainless steel work tops, double sink, separate prep sink, integral appliances comprising triple stack Miele ovens combi/steam, main oven/grill, warming drawer, five ring gas hob and space for a fridge/freezer and dishwasher. A stable door leads out to the oak framed verandah and terrace.

From the sitting room, the staircase leads to the first floor. Off the landing are three double bedrooms and the house bathroom. The vaulted **principal bedroom** has an **en suite shower room** and glazed doors out to a **balcony** with glorious open views. **Bedrooms 2 and 3** are southeast facing and have wonderful views. The three piece house **bathroom** has a large store cupboard.

A boarded, insulated loft with light, accessed via bedroom 2.

Crumble Cottage - GIA c. 495 sq ft 46 sq m), EPC rating - D

A cosy space with an open plan living/dining kitchen, and to the first floor, a full height beamed bedroom and large walk-in shower room. To the front is a small seating terrace.

Upper Crumble - GIA c. 462 sq ft (42.9 sq m), EPC rating - E

A light and airy space with a tall glazed door and windows to the double height entrance, an open plan sitting/dining room, kitchen and shower room. The bedroom is to the first floor. To the rear, is a sunken walled private courtyard with hot tub - perfect for stargazing!

Situated between the two cottages is a useful **workshop** with double doors to both elevations. Stairs lead to a vaulted **studio/hobbies room** with skylight window.

Gardens and grounds

To the southeast of the property is a large **gravel parking area** with **double garage, works area** to the rear, **log stores** and **bin store**.

Designed and developed over the last 10 years by the current owner, the gardens are truly magnificent. Over the years the gardens have been open to the public through the National Garden Scheme.

To the rear of the property is a flagged seating terrace with verandah and feature fire pit. Surrounding cottage gardens with lawns, topiary, seating areas and an extensive variety of planting providing colour throughout the seasons.

There are vegetable and fruit gardens, a poly tunnel, greenhouse with grapevine, cut flower garden, a listed stone boundary wall incorporating two set of **bee boles** and an area, **rewilded to improve diversity**. Wildflower meadows, cut paths, water garden with stream and large pond, butterfly borders, habitat wall and a converted horse box, known as The Unstable Bar!

To the side of the house is a **garden/bike store** and **wash-down facility** with pot sink and cold water tap, ideal for muddy boots, dogs and bikes.

Bounded by traditional dry stone walls and in good heart, the **pastureland** extends to about 2.74 acres (1.10 hectares). The land benefits from good roadside access. The deciduous **woodland** extends to about 1.53 acres (0.62 hectares) swathed with bluebells in the spring - the perfect place to unwind with walks and wildlife aplenty.

The package of pastureland and woodland would be of interest to those with an aspiration to keep horses or a few sheep, diversification projects or an interest in nature and conservation.



Services and specifications

- Mains electricity
- Private drainage to a Digester, installed in July 2024 and located within the property's boundaries
- Private water supply for the house and cottages from a borehole with UV and Filtration System and located within the property's boundaries
- LPG gas with combi-boilers. The house and Crumble Cottage share one boiler with Upper Crumble having its own.
- Wood burning stoves in the sitting room of the house and the two cottages
- Underfloor heating in the dining room, kitchen and bathroom in the house as well the shower rooms in the cottages
- A combination of single and double glazing set in wood frames
- Slate floor in the kitchen, dining room and house bathroom
- Broadband connected
- External water taps
- External power points and lighting



Crumble Cottage



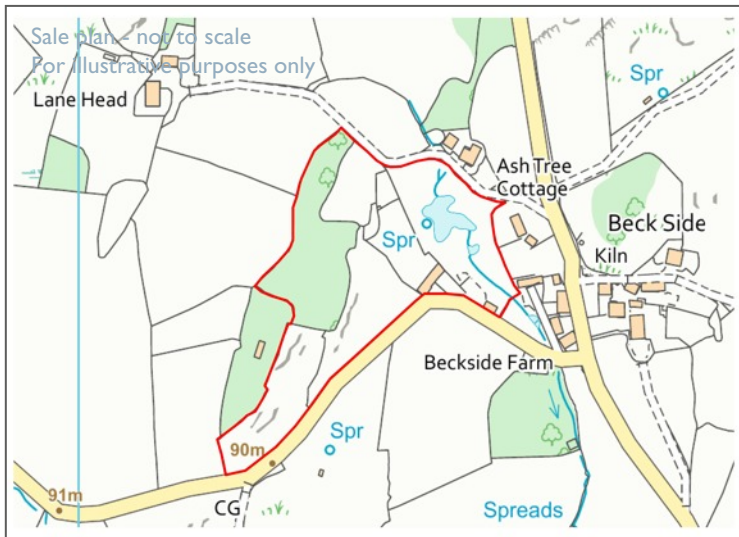
Upper Crumble



View of the garden from the balcony



View from pastureland



The finer details

Council Tax

Beckside Cottage is currently banded E for Council Tax purposes. Crumble Cottage and Upper Crumble are subject to non-rateable Small Business Rate Relief. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Westmorland & Furness Council

W: www.westmorlandandfurness.gov.uk

Please note

- Included in the sale: carpets, curtains, curtain poles and Unstable Bar.
- The property is Grade II Listed - List Entry Numbers 1099140 (Beckside Cottage with attached barn) and 1335802 (stone boundary wall incorporating two sets of bee boles, Beckside Cottage)
- Freehold, with vacant possession on completion

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

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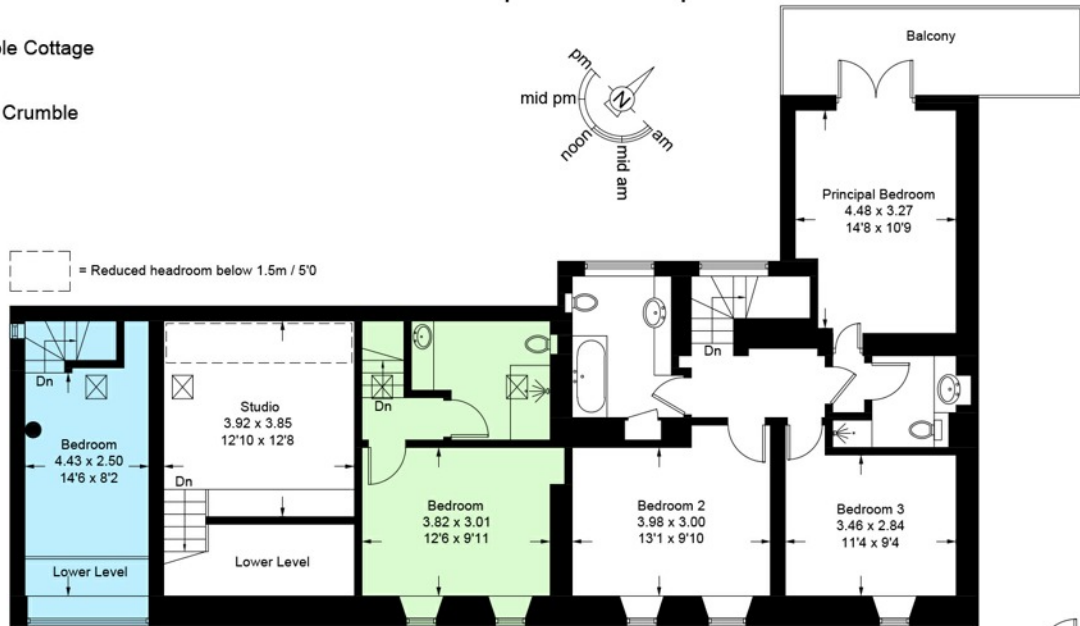
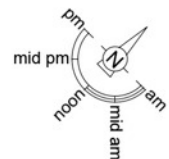
Approximate Gross Internal Area = 194.6 sq m / 2095 sq ft

Crumble Cottage = 46.0 sq m / 495 sq ft

Upper Crumble = 42.9 sq m / 462 sq ft

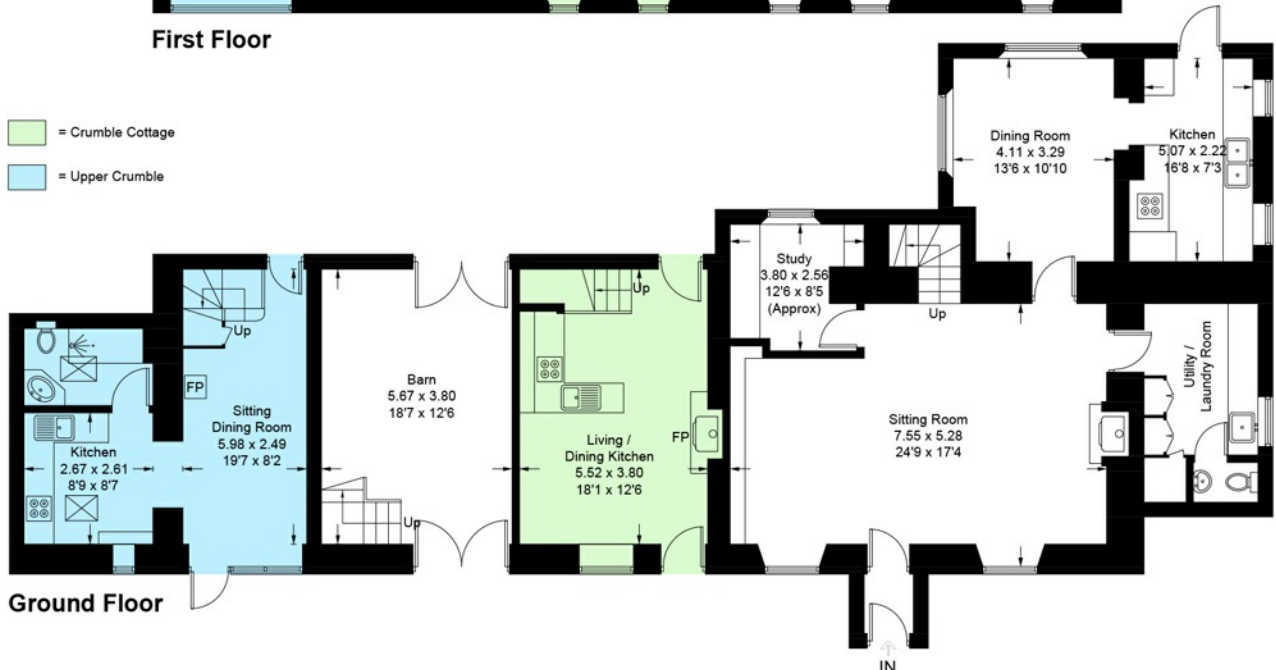
Total = 283.5 sq m / 3052 sq ft

- = Crumble Cottage
- = Upper Crumble



First Floor

- = Crumble Cottage
- = Upper Crumble



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1307242)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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