



5 Rifle Terrace, Beckermot, CA21 2XD

Guide Price **£195,000**

PFK

5 Rifle Terrace

The Property:

A traditional three bedroom end terrace cottage situated within the sought after village of Beckermest, offering spacious accommodation alongside tasteful modern upgrades.

Internally, the property comprises a small entrance hallway leading into an extensive lounge with four front facing windows, creating a bright and welcoming living space. The lounge retains plenty of character, including a sandstone feature wall housing a log burner. The accommodation then flows through to the kitchen, which has been modernly upgraded and features neutral cabinetry along with breakfast bar seating for two. To the rear is a useful porch area providing additional access and storage space.

To the first floor are three well proportioned bedrooms and a family bathroom.

Externally, the property benefits from offroad parking and a yard area to the rear.

The property would make an ideal purchase for a first time buyer, young couple or investor, particularly given its convenient position for major employers such as Sellafield Ltd. Early viewing is highly recommended.





5 Rifle Terrace

Location & Directions:

Beckermet is a charming village in Cumbria, set close to the coast and surrounded by beautiful countryside. It offers a peaceful rural lifestyle while remaining within easy reach of Egremont, Whitehaven, and the Lake District fells. The village has a range of local amenities, good transport links, and is popular with commuters to nearby employers, including Sellafield.

Directions

The property can easily be found on Rifle Terrace under the postcode CA21 2XD and is number 5. It can also be located using What3Words: [///porridge.applause.stunning](https://www.what3words.com/porridge.applause.stunning)

- Traditional 3 bed end terrace cottage
- Sought after village location in Beckermet
- Spacious lounge with log burner & sandstone feature wall
- Modern fitted kitchen
- Three good sized bedrooms
- Offroad parking
- EPC rating D
- Council Tax: Band B
- Tenure: Freehold



ACCOMMODATION

Entryway

2' 6" x 2' 7" (0.77m x 0.80m)

Lounge

12' 0" x 21' 8" (3.66m x 6.60m)

The spacious lounge features quadruple front facing windows with window seats beneath, creating a bright and welcoming living space. Character features include an exposed sandstone wall housing a log burning stove set on a sandstone hearth, while there is also ample space for a dining table if required. A cottage style door leads through into the kitchen.

Kitchen

7' 3" x 19' 10" (2.22m x 6.05m)

The modern kitchen is fitted with neutral cabinetry complemented by black handleware and contrasting oak style worktops. Integrated appliances include a dishwasher, 5 zone induction hob and double ovens, while there is also space for a fridge freezer. Triple rear facing windows provide plenty of natural light, with further features including tile effect flooring, spotlights, breakfast bar seating for two and an understairs storage cupboard. The kitchen also provides open access into the rear porch, along with stairs leading to the first floor.

Utility

5' 5" x 9' 9" (1.66m x 2.96m)

The rear porch provides a useful boot room/utility area with space for a washing machine and external access to the rear of the property.

FIRST FLOOR

Landing





Bedroom 1

12' 3" x 12' 2" (3.73m x 3.71m)

A large double bedroom featuring built in cabinetry, acoustic panelling and a low level window.

Bedroom 2

11' 11" x 10' 0" (3.64m x 3.06m)

Another good sized double bedroom featuring attractive panelled walls and a low level window.

Bedroom 3

7' 7" x 8' 5" (2.31m x 2.56m)

A rear facing single bedroom, currently utilised as a home office.

Bathroom

5' 3" x 10' 11" (1.61m x 3.34m)

A brilliant sized bathroom fitted with shower panelled walls for ease of maintenance, comprising a walk-in shower enclosure, heated towel rail, WC and wash hand basin with cabinetry below. Further features include wooden panelled walls, tiled flooring and an obscured rear facing window.

EXTERNALLY

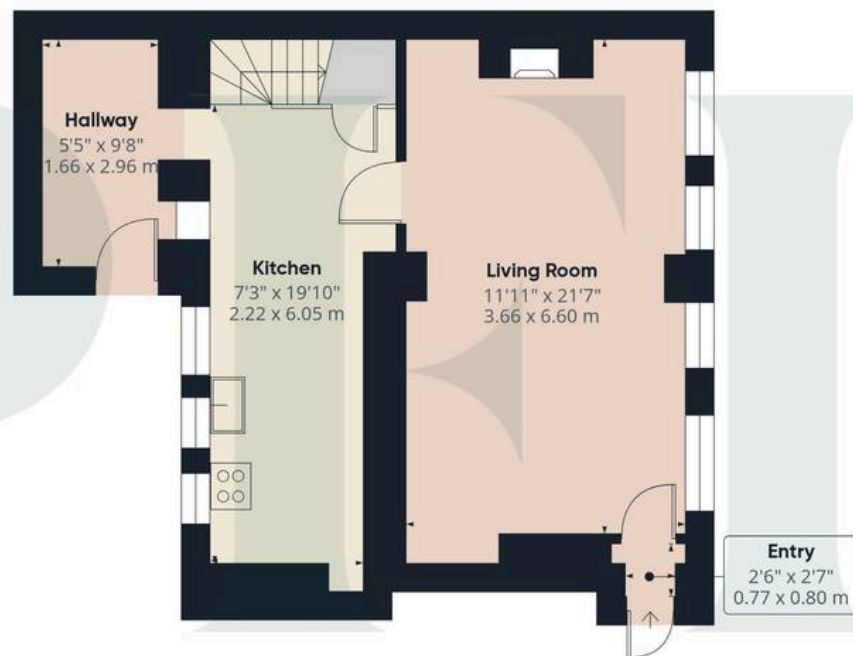
Yard

OFF STREET

1 Parking Space



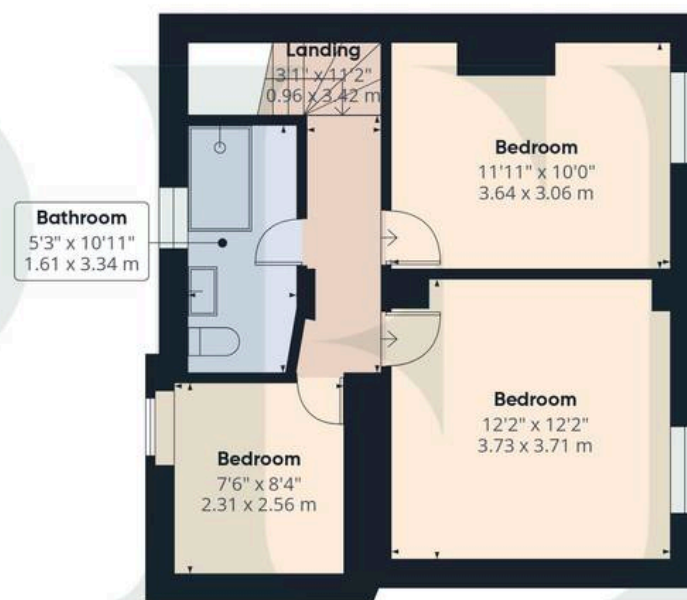




Floor 0

Approximate total area⁽¹⁾

927 ft²
86 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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ADDITIONAL INFORMATION

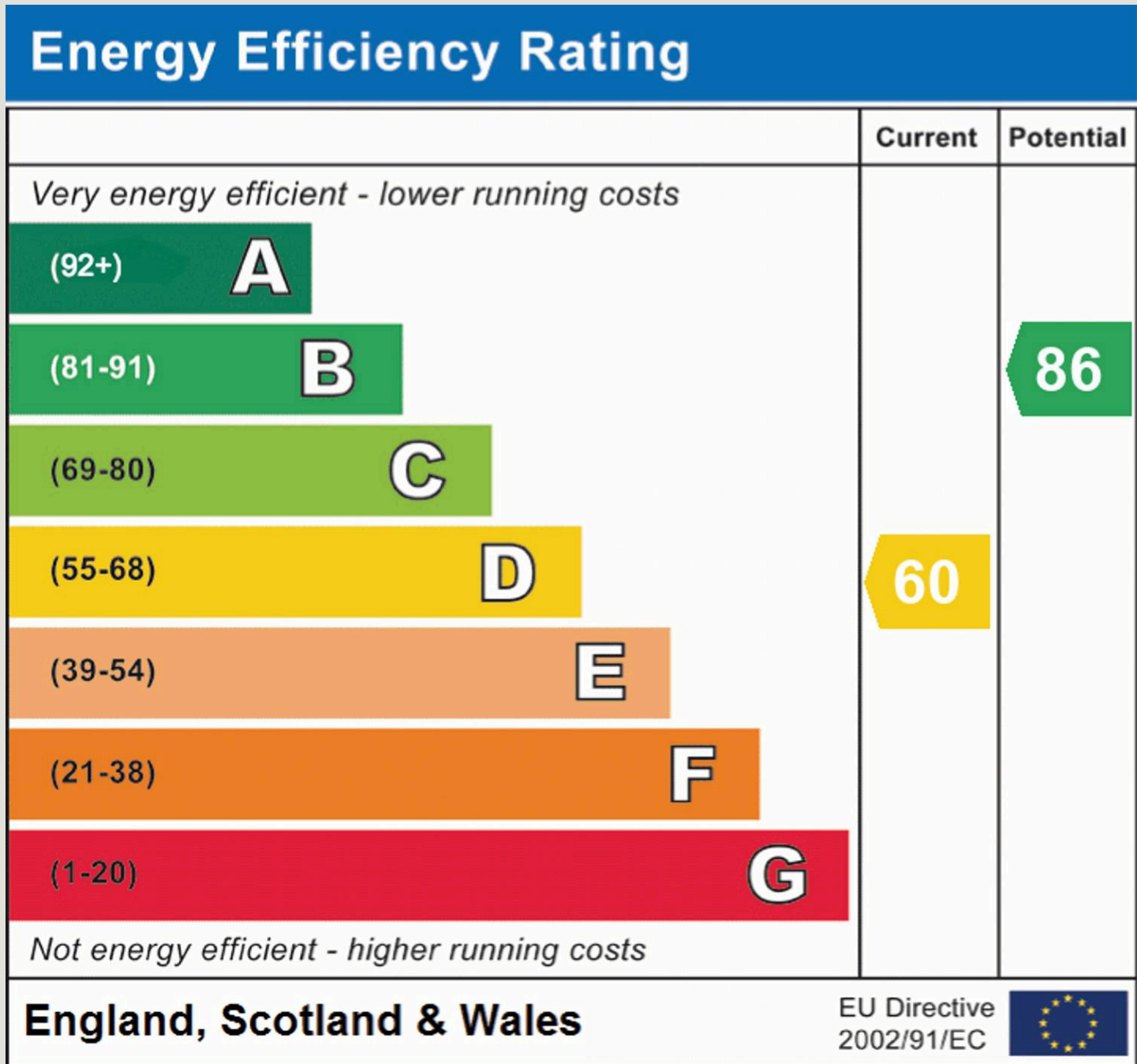
Services

Mains gas, electricity, water & drainage. Gas fired central heating, underfloor heating on the basement level, 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.

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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