



**Thornpotts, Beckermat, CA21 2YF**

Guide Price **£430,000**

**PFK**

# Thornpotts

## The Property:

Situated on the edge of the highly desirable village of Beckermat, Thornpotts is an impressive four bedroom detached modern family home enjoying a truly stunning open outlook across surrounding countryside. Perfectly positioned for families, the property is within a short walk of the village nursery and primary school, while also offering excellent convenience for neighbouring towns, employment centres, the coast and the Lake District National Park. The accommodation is spacious, well planned and ideal for modern family living. A welcoming entrance hallway leads through to a generous lounge/diner featuring patio doors opening onto the rear gardens, creating a bright and sociable space. The modern dining kitchen also benefits from patio doors leading out to a newly laid patio area, making it perfect for entertaining, while a separate utility room provides access to the integral garage. A contemporary ground floor shower room adds further practicality.

To the first floor, the standout principal bedroom enjoys a dual aspect outlook and features a cleverly designed walk in wardrobe created by a discreet false wall behind the bed, along with its own ensuite WC. There are three further well appointed bedrooms, one of which is currently used as a home office/snug, and a luxurious family bathroom with a four piece suite.



# Thornpotts

## The property continued....

Outside, the property continues to impress with generous driveway parking suitable for multiple vehicles, including a motorhome or caravan, an integral garage and substantial gardens. The rear garden offers a large lawn, a recently laid patio with an impressive fish pond, and tiered rockery gardens leading to a charming summerhouse complete with electricity and a log burner – a superb space for entertaining, relaxing or home working, all set against a stunning open countryside backdrop.

Viewing is highly recommended.

- 4 bed detached family home
- Close to primary school & nursery
- Large plot with newly laid patio
- Generous driveway with integral garage
- Stunning views over open countryside
- Council Tax: Band E
- EPC Rating D
- Tenure: Freehold





## Thornpotts

### Location & directions:

Beckermest is a popular and welcoming village on Cumbria's west coast, particularly sought after by families thanks to its nursery, primary school and community feel. The village is also ideally placed for commuters, with convenient access to nearby towns and major employment centres, including Sellafield. The area is also perfectly positioned for enjoying the coast and the breathtaking scenery of the Lake District National Park, both just a short drive away.

### Directions

The property can be located using either CA21 2YF or What3words///roofs.paused.tastier



## ACCOMMODATION

### Entrance Hallway

Approached via fully glazed UPVC door with matching side panel. Stairs to first floor accommodation with large understairs storage cupboard. Radiator, wood effect flooring, doors to accommodation.

### Lounge/Diner

24' 9" x 13' 10" (7.55m x 4.21m)

Large triple aspect reception room with windows to front and side elevations and patio doors leading to the gardens at the rear. Open fire set in contemporary surround with matching hearth and backplate. Coved ceiling, radiator and wood flooring.

### Dining Kitchen

24' 11" x 9' 5" (7.60m x 2.87m)

Sociable dining kitchen with views over open fields to the rear and patio doors leading out to the gardens. The kitchen is fitted with a range of matching wooden wall and base units with contrasting worksurfacing incorporating a 1.5 bowl stainless steel sink and drainer, breakfast bar. Electric oven and hob with extractor, space for large fridge/freezer, opening to a large dining area.

### Utility Room

4' 4" x 8' 7" (1.33m x 2.61m)

Fitted with worksurfacing with plumbing for a washing machine below. Storage cupboard, window to side elevation and door leading to the garage.

### Half Landing

Stairs continuing to the first floor and door to shower room.

### Shower Room

11' 0" x 3' 2" (3.36m x 0.97m)

Fitted with 3 piece suite comprising close coupled WC, wash hand basin and tiled enclosure with mains shower. Obscured window and chrome radiator.



## FIRST FLOOR LANDING

Bright landing area with large window to front elevation, storage cupboard and doors leading to the bedrooms and family bathroom.

## Principal Bedroom

10' 6" x 13' 10" (3.21m x 4.22m)

Large principal bedroom with dual aspect windows to side and rear elevations, the latter of which boasts stunning views over open countryside. A walk in wardrobe (4.24m x 0.98m) has been cleverly concealed behind the bed and provides useful storage. The room has the added benefit of an ensuite WC.

## Ensuite WC

5' 1" x 3' 5" (1.54m x 1.03m)

## Bedroom 2

10' 8" x 13' 11" (3.24m x 4.25m)

Large double bedroom with window, radiator and wood flooring.

## Bedroom 3

9' 6" x 13' 6" (2.89m x 4.11m)

Large double bedroom with window to rear elevation overlooking the garden and open fields beyond. Radiator and wood flooring.

## Family Bathroom

9' 3" x 7' 11" (2.82m x 2.41m)

Fitted with contemporary white suite comprising close coupled WC, wash hand basin set on vanity unit with full length matching vanity unit, jacuzzi bath and PVC panelled shower enclosure. Obscured window, radiator and wood flooring.

## Bedroom 4

10' 4" x 9' 2" (3.16m x 2.79m)

Currently utilised as a snug/home office, with window to side overlooking the gardens and open fields beyond, radiator.





## EXTERNALLY

### Garden

Set on a generous plot and surrounded by well established gardens, this property offers a wonderful sense of space and privacy. To the rear is a large, beautifully maintained lawned garden, complemented by a newly laid patio and an attractive fish pond, creating an ideal setting for relaxation and outdoor living. To the side, a tiered rockery garden with steps leads up to a charming summer house, perfectly suited for outdoor entertaining. The summer house benefits from power and a log burner, making it an excellent space for year round use, including home working or a peaceful retreat.

### DRIVEWAY

4 Parking Spaces

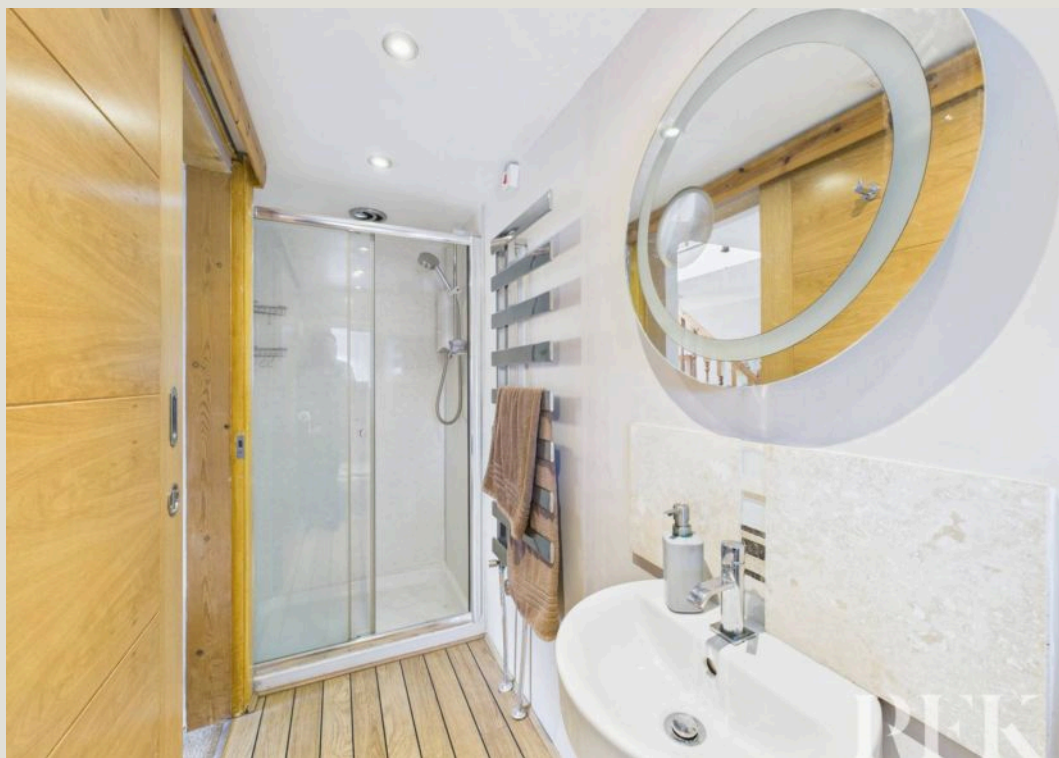
A generous driveway to the front provides parking for several vehicles and is large enough to comfortably accommodate a motorhome or caravan.

### GARAGE

Single Garage

3.33m x 6.71m The property benefits from an integral garage with up and over door, power and light.







Floor 0

Approximate total area<sup>(1)</sup>

1802 ft<sup>2</sup>

167.3 m<sup>2</sup>



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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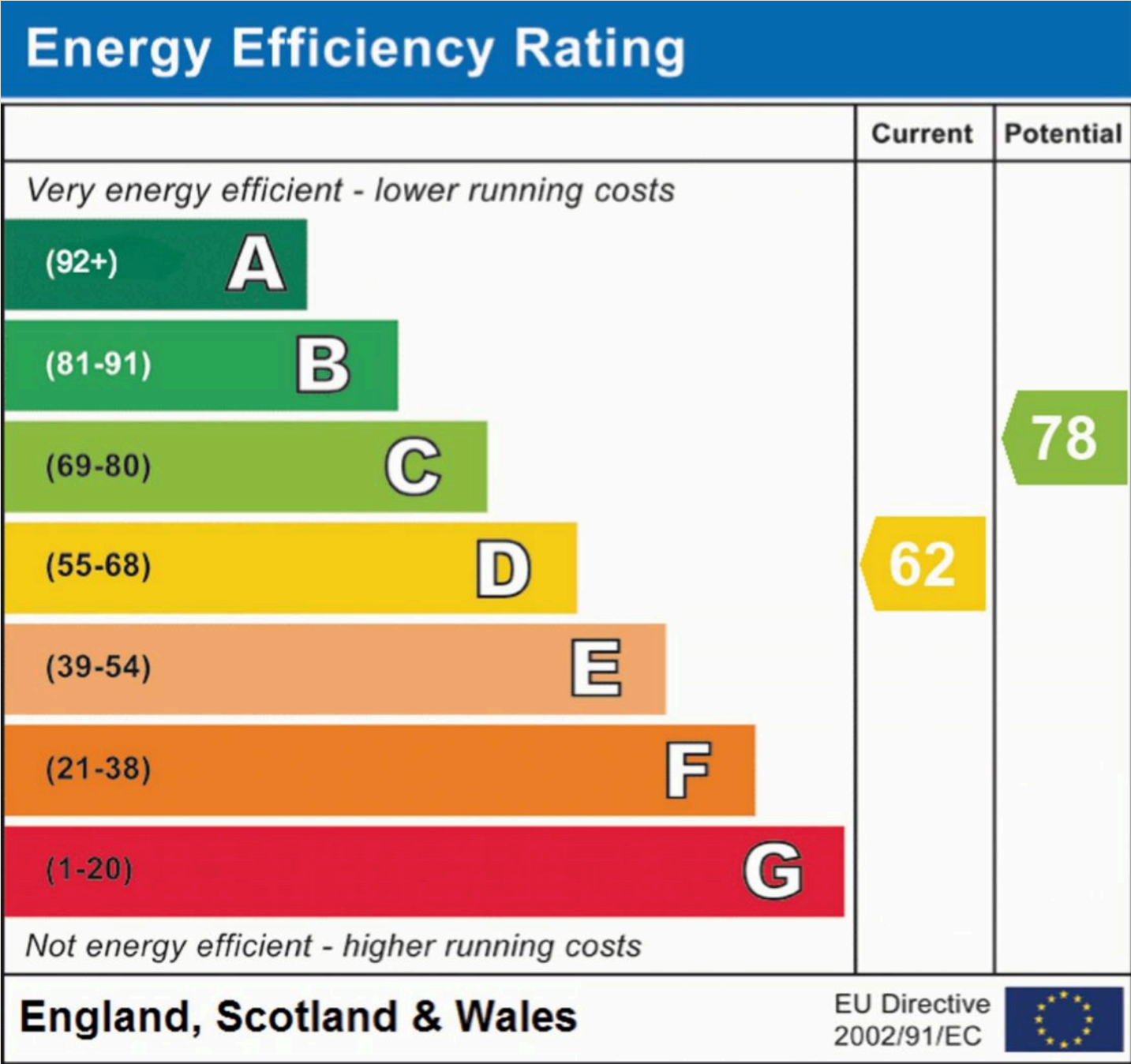
ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. 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.

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