

Croft House, Beckermet, CA21 2XB

Guide Price £385,000

PFK

Croft House

The Property:

A truly special home in a wonderful village setting, Croft House is an attractive and substantial detached period property, believed to date back to the late 1800s, offering generous and versatile accommodation, beautiful presentation and the most enchanting gardens. Having been lovingly cared for by the same owners for many years, this is a home that has been cherished throughout and is now ready for a new family to make it their own. Immaculately maintained, the property offers three bedrooms, three reception rooms and a particularly flexible layout, with additional versatile rooms providing excellent scope for a variety of uses to suit changing needs over the years.

The ground floor retains a lovely traditional feel, with a welcoming lounge providing a cosy place to relax, a separate dining room and a modern dining kitchen, complemented by a useful utility room. There is also a delightful garden room with patio doors opening onto the grounds, together with a further utility room and shower room, all forming part of the overall accommodation but offering the option of being used more independently if required. This provides excellent flexibility for larger families, dependent relatives or older teenagers. To the first floor are three well proportioned bedrooms and a contemporary five piece bathroom.









Croft House

The Property continued....

Stairs continue to the second floor, where two additional versatile rooms provide excellent opportunities for use as hobby rooms, creative spaces, home offices or for a variety of other purposes, depending on individual requirements. Outside, the property is equally impressive, with a generous private driveway, car port and extensive parking, alongside a range of useful former farm buildings incorporating a garage, storage and workshop space.

The gardens are undoubtedly one of Croft House's most remarkable features, providing a truly magical setting rarely found. Beautifully established and lovingly maintained, they offer generous lawned areas, attractive patios and seating spaces, colourful planting which brings interest throughout the seasons and mature fruit trees. The grounds extend down to the river at the bottom of the garden, with the property boundary reaching approximately halfway into the water. A stone wall and steps lead to a further grassed area bordering the river, whilst mature trees beyond provide a beautiful natural backdrop.

The property is conveniently placed for the village primary school, nursery and local pub, with the nearby town of Egremont providing further amenities.







Croft House

Continued...

The location is also well suited to those working at Sellafield and other major employment centres along the west Cumbrian coast, whilst the spectacular landscapes of the Lake District National Park, including Ennerdale and Wasdale, are within easy reach.

Combining period charm, immaculate presentation, adaptable accommodation and exceptional outside space, Croft House is a genuinely unique home in a lovely village location. Offered for sale with no onward chain.

- **Detached period home in sought after village setting**
- **Flexible accommodation with annexe potential (STPP)**
- **Truly magical, established gardens extending down to the river**
- **Large private driveway, detached garage with workshop & storage**
- **No onward buying chain**
- **Tenure: Freehold**
- **EPC Rating TBC**
- **Council Tax: Band E**













Croft House

Location & Directions:

The popular village of Beckermet offers a wonderful blend of traditional village charm and convenience, making it an excellent choice for families and those looking to enjoy a more relaxed pace of life. The village has its own primary school, nursery and local pub, whilst the nearby market town of Egremont offers a wider range of shops, amenities and services. The location is also particularly convenient for those working at Sellafield and other major employment centres along the west Cumbrian coast, with neighbouring towns and villages easily accessible. For those who enjoy the great outdoors, the breathtaking landscapes of the Lake District National Park are within comfortable reach, with the spectacular scenery of Ennerdale and Wasdale providing wonderful opportunities for walking, cycling and exploring.

Directions

The property can be located using either CA21 2XB or W3W///motoring.curls.offerings

ACCOMMODATION

Lounge
13' 11" x 12' 1" (4.24m x 3.68m)
A lovely cosy reception room, full of traditional charm, featuring a traditional entrance door, gas fire set within an attractive surround and sliding sash window to the front elevation. A welcoming space in which to relax, with a door leading through to the dining room and an open connection to the inner hallway.

Dining Room
12' 0" x 9' 0" (3.67m x 2.75m)
A versatile second reception room, featuring a sash window to the front elevation and offering plenty of scope to suit individual requirements such as playroom or home office.

Inner Hallway
With useful storage space beneath the stairs, staircase leading to the first floor and doors opening to the dining kitchen and utility room.

Utility Room
9' 3" x 6' 10" (2.83m x 2.08m)
Fitted with a range of base units and complementary work surface, together with a window.

Dining Kitchen
16' 9" x 8' 6" (5.11m x 2.58m)
well appointed dining kitchen fitted with a range of modern matching wall and base units, complementary work surfaces and a 1.5 bowl sink and drainer. Integrated appliances include an eye level electric oven and gas hob with extractor above, whilst provision is also available for a dishwasher. A breakfast bar provides a useful additional seating area, with ample space for a family dining table. The room is finished with attractive wood effect flooring and benefits from a window overlooking the rear gardens, along with a charming original built-in cupboard which adds a lovely touch of character.







Door leading through to the rear porch which provides access to the garden room, shower room and additional utility area.

Rear Porch/Hallway
Accessed via a separate UPVC entrance door, the rear porch provides a useful additional access point to the property and opens into a further inner hallway, leading to the garden room, additional utility room and shower room. This area offers excellent versatility and exciting potential for those seeking space for a dependent relative, older teenager or visiting guests.

Garden Room
13' 0" x 10' 1" (3.97m x 3.08m)
This lovely light filled room enjoys windows to two elevations, providing attractive views across the gardens, together with patio doors opening directly onto the grounds. With tiled flooring and radiator.

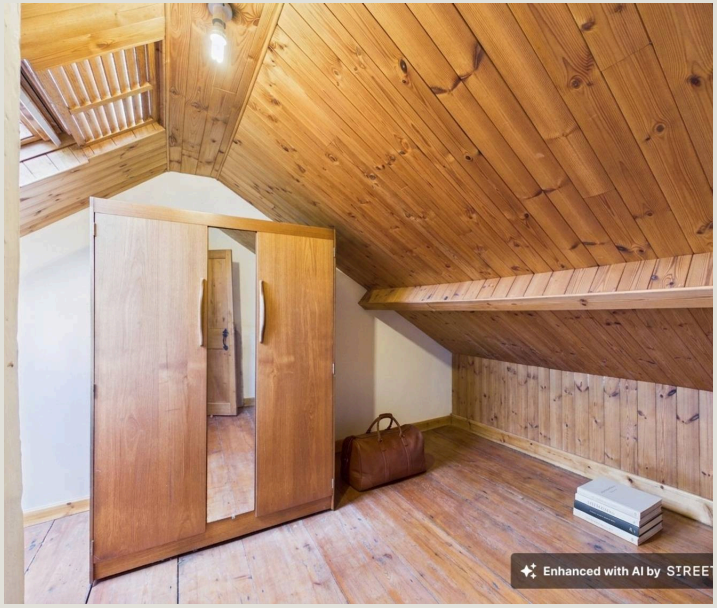
Utility Room
5' 10" x 4' 8" (1.79m x 1.43m)
A useful additional room, currently incorporating plumbing for a washing machine and tumble dryer, with part tiled walls and a small window.

Shower Room
8' 11" x 3' 1" (2.73m x 0.94m)
Fitted with a 3 piece suite comprising low level WC, wash hand basin and shower cubicle, together with part tiled walls and a small window.

FIRST FLOOR LANDING

Bedroom 1
12' 2" x 10' 7" (3.71m x 3.23m)
A generous principal bedroom featuring a sash window to the front elevation and a full wall of built-in wardrobes, providing excellent storage.







Bedroom 2
12' 0" x 10' 8" (3.65m x 3.25m)
A further well proportioned double bedroom, featuring a sash window, fitted wardrobe and radiator.

Bedroom 3
9' 3" x 7' 1" (2.82m x 2.15m)
A pleasant bedroom positioned to the rear of the property, enjoying an outlook over the gardens.

Family Bathroom
9' 3" x 8' 11" (2.81m x 2.71m)
A spacious and well-appointed bathroom fitted with an impressive five piece suite comprising WC, wash hand basin set upon a wooden vanity unit, bidet, jacuzzi bath and large corner shower cubicle with mains-fed shower. Part tiled walls, window and radiator.

SECOND FLOOR LANDING

Room
18' 4" x 11' 6" (5.59m x 3.50m)
A useful additional room with pitched ceiling and Velux roof window, providing natural light. There is some restricted headroom, with the room offering potential for use as a hobby room or additional storage space.

Office
11' 5" x 10' 0" (3.47m x 3.04m)
A further versatile room, similarly featuring a pitched ceiling and Velux roof window, with some restricted headroom. Offering flexibility for use as a home office, hobby room or storage.













EXTERNALLY

Garden

Without doubt one of the most special features of Croft House is its truly enchanting gardens, offering an exceptional outdoor space that is sure to capture the imagination. Beautifully established and lovingly maintained, the grounds provide a wonderful combination of open lawn, colourful planting and secluded places to sit and enjoy the surroundings. A generous lawn creates an inviting space for family life, whilst various patios and seating areas provide lovely spots for outdoor dining, entertaining or simply relaxing and taking in the setting. Well stocked borders feature an appealing variety of flowers and plants, bringing colour and interest throughout the seasons, complemented by mature apple trees which add further charm and character. The gardens continue down towards the river, where a traditional stone wall and steps lead to a further grassed area bordering the water. With the property's boundary extending to approximately halfway into the river, this is a particularly unique and special setting. Mature trees beyond the river create a beautiful natural backdrop, enhancing the sense of privacy and tranquillity.







Garage

Triple Garage

Croft House benefits from an excellent provision of private parking, with a generous driveway providing space for several vehicles, together with a useful car port. The former farm buildings offer further versatility, incorporating a good sized garage with access to the adjoining former pigsties, providing excellent additional storage. There is also a separately accessed store to the rear of the garage, together with a workshop area above, reached via attractive sandstone steps. Currently used as workshop space, this area offers exciting possibilities for those requiring a dedicated hobby room, home office or further workspace, with potential for alternative uses or conversion subject to the necessary consents. Further parking is available to the side of the garage building, just before entering the main driveway, providing additional space for approximately one to two vehicles.







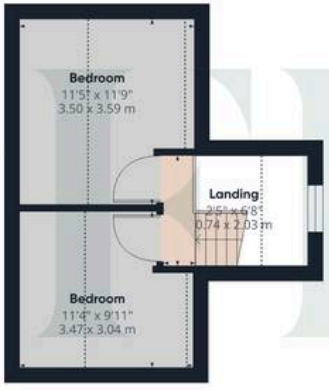




Floor 0 Building 1



Floor 1 Building 1





Floor 2 Building 1

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Approximate total area(1)

1526 ft²

141.9 m²

Reduced headroom

99 ft²

9.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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Floor 0 Building 1



Floor 1 Building 1





Floor 2 Building 1

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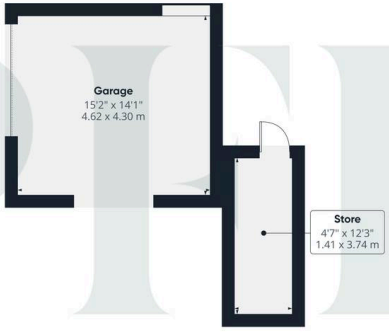
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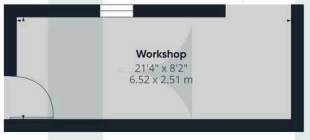
Reduced headroom
Below 5 ft/1.5 m

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Floor 0 Building 2





Floor 1 Building 2

PFK

Approximate total area(1)
452 ft²
42 m²

(1) Excluding balconies and terraces

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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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