



## Bookwell House, Bookwell, Egremont, CA22 2LT

Guide Price £425,000

PFK



# Bookwell House, Bookwell

## The Property:

Standing proudly in an elevated position just off the main street in Egremont, Bookwell House is an impressive detached family home offering generous accommodation, extensive gardens and exceptional versatility. Whilst requiring some modernisation, the property is ideally located for town amenities, well regarded Bookwell Primary School and the Academy, combining everyday convenience with a sense of privacy and prominence rarely found so close to the heart of the town.

The home has been in the same ownership for many years and has undergone significant extension in recent times, most notably the addition of a double garage and a striking 13m x 4.5m family room extending from the kitchen. This impressive space features a pitched ceiling and a stylish log burner, creating a fantastic hub for family living and entertaining. Due to its proximity to the ground floor shower room and garage (which offers further conversion potential), this area could also lend itself to becoming a self-contained annexe for a dependent relative, if required. The original house provides three substantial reception rooms to the ground floor along with access to a useful cellar.





# Bookwell House, Bookwell

## The Property continued.....

To the first floor, there are three well proportioned double bedrooms and a family bathroom, while above, three generous attic rooms offer excellent flexibility. Externally, Bookwell House occupies an extensive plot with gardens surrounding the property, offering space, privacy and opportunity. Gated access from the road leads to a private driveway, enhancing the sense of arrival and exclusivity.

Overall, this is a wonderful opportunity for families to acquire a substantial home with character, space and scope to truly make it their own.

- Detached family home occupying a prominent position close to town centre
- Extended to include an impressive 13m x 4.5m family room/potential annexe
- 3 reception rooms and cellar
- 3 double bedrooms and 3 attic rooms
- Extensive plot with wraparound gardens
- EPC rating TBC
- Council Tax Band: TBC
- Tenure: Freehold







## Bookwell House, Bookwell

### Location & directions:

Egremont is a popular market town offering a wide range of amenities including shops, cafés and schools. Bookwell House is ideally positioned just off the main street, providing excellent access to everyday conveniences while enjoying an elevated and private setting. The town is well placed for neighbouring employment centres, the west coast and easy access into the Lake District National Park, making it particularly appealing to families and relocating buyers alike.

### Directions

The property can be located using either CA22 2LT or What3words///crumbles.dusts.enigma





## ACCOMMODATION

### Entrance Porch

Approached via double UPVC entrance doors. Traditional wooden entrance door leads to the hallway.

### Hallway

Original cornicing and corbels, stairs lead to the first floor with large understairs storage cupboard. Radiator, dado rails, doors to accommodation and some exposed parquet flooring.

### Reception Room 1

11' 9" x 18' 5" (3.59m x 5.61m)

Large reception room with attractive bay window to front elevation, electric fire set in traditional surround, coving, picture rail and radiator.

### Reception Room 2

11' 0" x 16' 4" (3.35m x 4.98m)

Large reception room located to the front of the property with views from the bay window over the property's grounds, traditional fireplace, coved ceiling and original ceiling rose, radiator and wood effect flooring.

### Reception Room 3

10' 6" x 15' 11" (3.19m x 4.86m)

Coved ceiling with original meat hooks, gas fire set in traditional surround, door leading out to the gated driveway at the rear of the property, access to the cellar, radiator and window to rear.

### Kitchen/Family Room - Potential Annexe

42' 7" x 14' 8" (12.98m x 4.46m)

A recent addition to the property, this large open plan family room, which offers access to a ground floor shower room and the garage offers excellent potential to be used as a self contained annexe for a dependent relative. The kitchen itself is fitted with range of matching wooden wall and base units with contrasting worksurfacing and splashbacks.





### **Kitchen/Family Room continued.... 4.46m)**

Stainless steel sink and drainer unit, electric oven and gas hob with extractor over. The room itself is flooded with natural light with pitched ceiling, Velux rooflights and multiple windows. Patio doors lead out to the gardens, and access from here to the garage and ground floor shower room.

### **Inner Hallway**

Access to shower room and garage

### **Shower Room**

8' 11" x 3' 7" (2.72m x 1.09m)

Fitted with close coupled WC, wash hand basin set on vanity unit and PVC panelled shower enclosure with mains shower. Velux rooflight.

### **FIRST FLOOR LANDING**

Striking staircase with original ballustrades lead via a half landing with arched window to the first floor landing. Stairs continue on to the attic room, with doors to bedrooms and family bathroom.

### **Bedroom 1**

16' 3" x 16' 4" (4.96m x 4.97m)

Large principal bedroom with original cornicing and fireplace, two large windows to front elevation.

### **Bedroom 2**

11' 11" x 15' 0" (3.63m x 4.58m)

Original features including fireplace.

### **Bedroom 3**

11' 7" x 13' 9" (3.53m x 4.20m)







### **Family Bathroom**

9' 1" x 9' 1" (2.76m x 2.78m)

Fitted with three piece suite comprising concealed cistern WC and wash hand basin on vanity unit, wood panelled bath with shower over, storage cupboard and obscured window.

### **Attic Room 1**

9' 3" x 13' 3" (2.83m x 4.04m)

### **Attic Room 2**

9' 4" x 13' 3" (2.85m x 4.04m)

### **Attic Room 3**

9' 6" x 13' 3" (2.90m x 4.03m)

## **EXTERNALLY**

### **Garden**

The property boasts a substantial plot with beautifully established wraparound gardens, predominantly laid to lawn and framed by mature trees and hedging that provide an excellent degree of privacy. A lovely elevated patio area to the rear creates the perfect spot for outdoor dining and entertaining

### **DRIVEWAY**

1 Parking Space

Gated access leads to a private driveway to the rear of the property.

### **DOUBLE GARAGE**

2 Parking Spaces

The property boasts an integral double garage.











Floor 0



Floor 1



Floor 2

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

2886 ft<sup>2</sup>

268 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(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.

GIRAFFE360



## 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

### 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 (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 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. • EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only. • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

### Estate Agents Act 1979

Please be advised the seller is related to an employee of PFK Estate Agents.







## PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

[cockermouth@pfk.co.uk](mailto:cockermouth@pfk.co.uk)

[www.pfk.co.uk/](http://www.pfk.co.uk/)

# PFK

