



## Elm Cottage, Beckermat, CA21 2YB

Guide Price £375,000

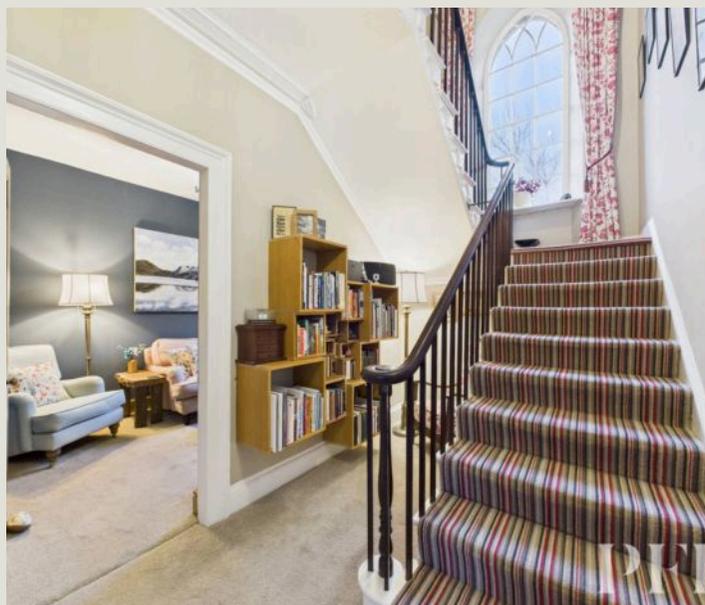
**PFK**

# Elm Cottage

## The Property:

Occupying an enviable position in the centre of the popular village of Beckermeth, this impressive detached period property offers beautifully presented and highly flexible accommodation arranged over four floors. The home is presented in excellent condition throughout and retains a wealth of original features, creating a sense of character that runs through every level of the house. The layout is particularly well suited to family life and offers excellent potential for multi generational living.

The ground floor comprises an entrance hallway, cosy lounge with wood burning stove and original shutters, and a snug providing additional reception space or fourth bedroom. At the heart of the home is a stunning country style dining kitchen featuring a traditional Esse stove and ample space for family dining. From here there is access to an extended part of the property which includes a striking reception room with apex beams and a further wood burning stove. This area also benefits from a utility room, boot room and shower room, making it ideal for use as ancillary accommodation for a dependent relative if required. The ground floor is completed by a WC, which is accessed via a small landing from the dining kitchen, along with an air conditioned basement room, currently used as a gym.



# Elm Cottage

## The property continued....

A traditional staircase with an attractive full length arched window leads to the first floor, where there are three generously sized double bedrooms, all tastefully decorated, along with a luxurious four piece family bathroom. Two of the bedrooms provide access to a large attic room which, subject to reconfiguration, offers potential for an additional bedroom depending on a buyer's needs. Externally, the property enjoys beautifully enclosed lawned gardens to both the front and rear, with the front garden particularly notable for its clematis which provides a stunning display during the late spring.

This is a rare opportunity to acquire a substantial and characterful family home in a highly desirable village location. Internal inspection is highly recommended.

- Immaculate 4 bed detached period property
- Flexible layout ideal for family, with potential granny annexe accommodation
- Immaculately presented throughout
- Large attic room & basement/home gym
- Beautifully appointed gardens with timber outhouse
- EPC rating D
- Council Tax: Band E
- Tenure: Freehold





## Elm Cottage

### Location & directions:

Beckermest is a popular and well served west Cumbrian village benefitting from a well regarded primary school and nursery, both within easy walking distance of the property. The location is ideal for commuters, offering straightforward access to Sellafield and other major employment centres along the west coast. The village sits on the doorstep of the Lake District National Park, providing endless opportunities for outdoor pursuits, while the nearby coastline and surrounding towns offer additional leisure, shopping and transport links. This superb setting combines rural charm with everyday convenience, making it an ideal choice for families and professionals alike.

### Directions

The property can be located using either CA21 2YB or [W3W///impose.coasting.gentle](https://www.impose.coasting.gentle)



## ACCOMMODATION

### Entrance Hallway

Approached via traditional solid wood entrance door. Original cornicing and corbels, traditional radiator, stairs leading to first floor accommodation, doors to reception rooms and reading nook with bespoke built in shelving unit.

### Lounge

12' 2" x 11' 6" (3.71m x 3.51m)

Beautiful front facing reception room with large window encased in wooden surround with working shutters, Attractive wood burning stove set in traditional surround with stone hearth, and radiator.

### Snug/Bedroom 4

12' 1" x 6' 9" (3.69m x 2.07m)

Window to rear elevation with working shutters and radiator. Currently a snug, the room has in the past been used as a ground floor bedroom and could be suited to home working or as a playroom.

### Dining Kitchen

25' 9" x 10' 4" (7.84m x 3.14m)

The dining kitchen is at the heart of the property. From here there is access to the basement, WC and the garden room extension/possible annexe. The kitchen itself is fitted with a range of traditional, matching wall and base units with solid wood worksurfacing, incorporating a Belfast sink. Esse range cooker with further integrated electric cooker with Smeg gas hob. Space for fridge/freezer, window to rear elevation with shutters, tiled splashbacks and flooring. Opening to the dining area which has a large window overlooking the garden to the front of the property, with working shutters and a traditional radiator.

### Inner Hallway

Door to WC, stairs leading down to the basement room.



### WC

2' 6" x 3' 9" (0.75m x 1.15m)

With close coupled WC.

### Basement/Gym

12' 2" x 9' 2" (3.72m x 2.79m)

Currently used as a home gym, with air conditioning unit fitted, and downlights.

### Garden Room/Annexe

9' 7" x 18' 5" (2.93m x 5.62m)

A stunning addition to the property, this room has direct access to a utility room, boot room and shower room, offering fantastic potential to be used as a self contained annexe for a dependent relative. Vaulted ceiling with Velux rooflights, striking apex beams, a freestanding wood burning stove, windows to front and side elevations, with patio doors giving access to the front gardens. Underfloor heating.

### Utility Room

9' 4" x 5' 6" (2.85m x 1.68m)

Fitted with matching wooden wall and base units with contrasting worksurfacing, wall mounted gas boiler, hot and cold plumbing for a washing machine and tumble dryer. Pitched ceiling with Velux window and underfloor heating

### Boot Room

6' 8" x 12' 4" (2.04m x 3.77m)

Velux window, base units with contrasting worksurfacing, tiled flooring. Fully glazed UPVC door leading to the gardens, underfloor heating.

### Shower Room

6' 8" x 8' 11" (2.04m x 2.71m)

Fitted with white suite comprising corner close coupled WC, small wash hand basin set on vanity unit and tiled shower enclosure with electric shower, underfloor heating.



## FIRST FLOOR LANDING

Stairs from the ground floor lead via a half landing with arched window overlooking the rear garden to the first floor. Doors to bedrooms and family bathroom, coved ceiling and storage cupboard.

### Bedroom 1

11' 4" x 13' 6" (3.45m x 4.11m)

Large double bedroom with window to front elevation overlooking the garden and benefitting from working shutters, access to the attic room, and radiator.

### Bedroom 2

13' 6" x 11' 4" (4.11m x 3.45m)

Double bedroom with window to front elevation benefitting from working shutters, radiator, access to the attic room.

### Bedroom 3

9' 2" x 12' 2" (2.79m x 3.72m)

Double bedroom with window to rear and radiator.

### Bathroom

11' 11" x 7' 0" (3.63m x 2.13m)

Luxury family bathroom fitted with traditional four piece suite comprising low level WC, wash hand basin, freestanding bath and large panelled shower enclosure with mains rainfall shower. Window, traditional radiator, large storage cupboard and marbled effect tiled floor.

### Attic Room

18' 8" x 26' 1" (5.69m x 7.95m)

Accessible from bedroom 1 and 2, this large room, which runs the full length of the property, offers fantastic potential for a variety of uses. Benefitting from 2 Velux windows.



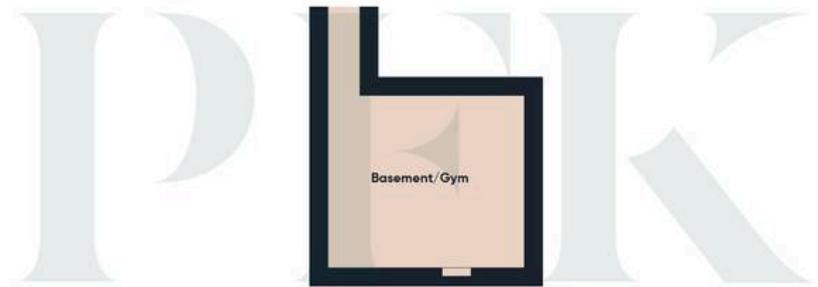
## EXTERNALLY

### Garden

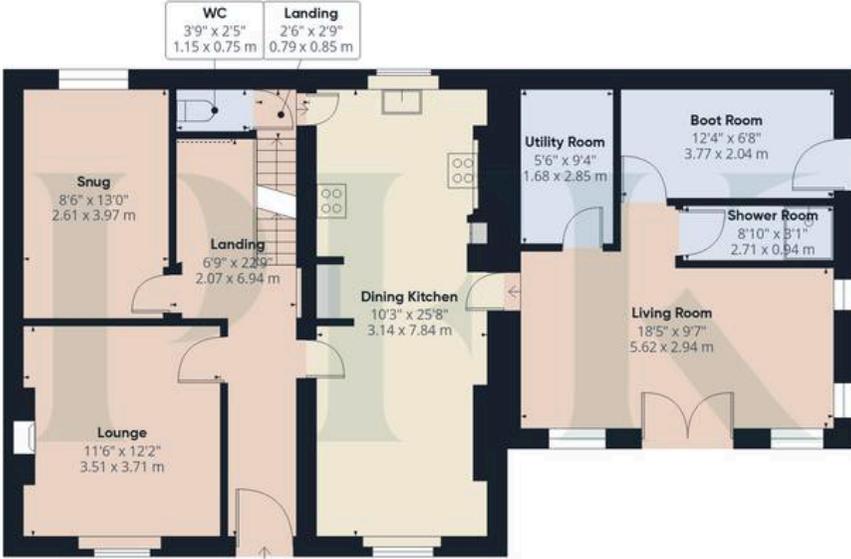
Gated access from Morass Road opens onto a central pathway leading to the front door, with lawned gardens positioned to either side. The front garden is beautifully enclosed by fencing, mature trees and established hedging, and also features a stone patio area ideal for outdoor dining and entertaining. Side access with a wooden outhouse and log store leads through to a generous rear garden, which is mainly laid to lawn and fully enclosed, with a sandstone patio and a large wooden outhouse or workshop providing useful additional storage or workspace.







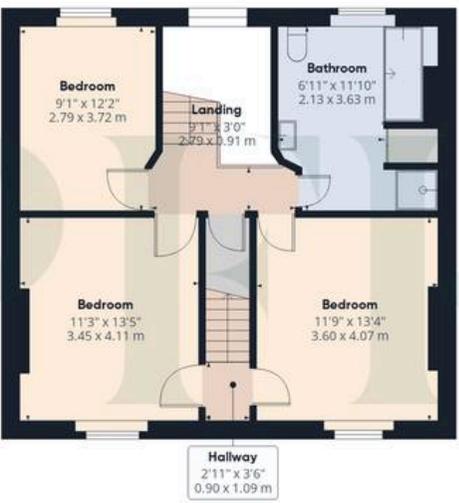
Floor -1



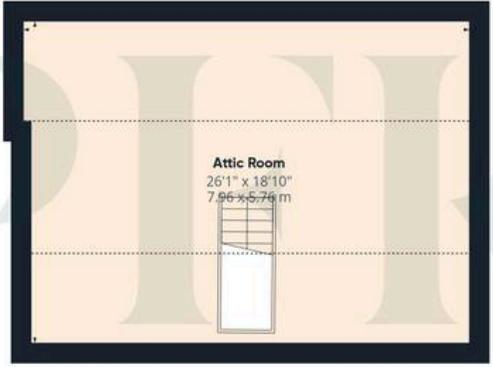
Floor 0

**Approximate total area<sup>(1)</sup>**  
 2074 ft<sup>2</sup>  
 192.6 m<sup>2</sup>

**Reduced headroom**  
 282 ft<sup>2</sup>  
 26.2 m<sup>2</sup>



Floor 1



Floor 2

(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.

**ADDITIONAL INFORMATION**

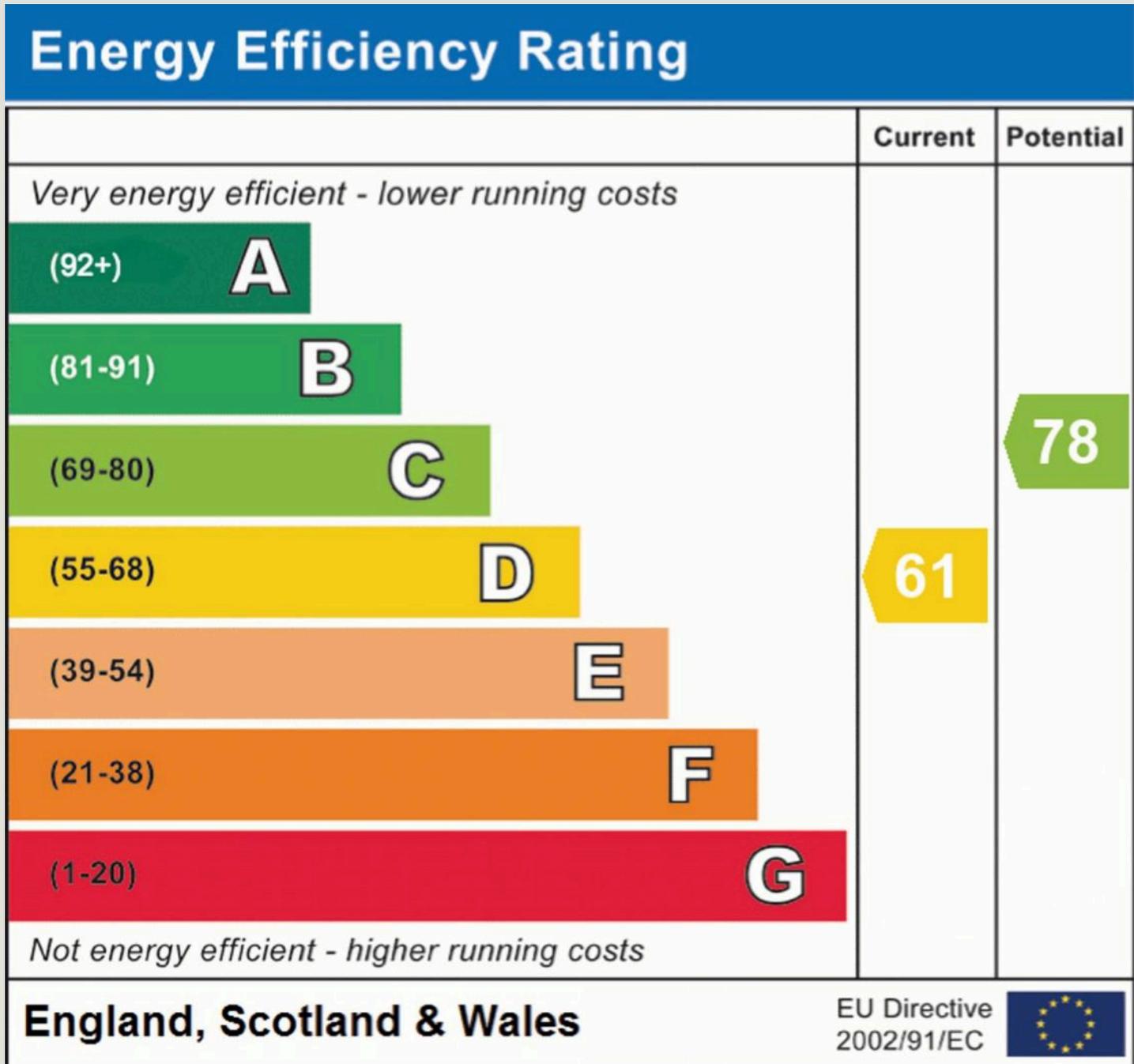
**Services**

Mains gas, electricity, water & drainage. Gas central heating and partial double glazing installed throughout the extension, snug/bedroom 4 and bedroom 3. 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**

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- Conveyancing (Naphthens 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.





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