



Holm Cottage, Sellafield Road, Beckermeth, CA21 2XN

Guide Price £325,000

PFK

Holm Cottage, Sellafield Road

The Property:

Tucked away behind a private gated entrance in the heart of the ever popular village of Beckermest, this charming 3/4 bedroom semi-detached character home enjoys a truly enviable setting, offering exceptional privacy whilst remaining just a short walk from the village school and nursery. Ideal for growing families, the property combines spacious and versatile accommodation with beautiful outdoor space, ample parking and a detached double garage, all within easy reach of major employment centres and the stunning Lake District National Park. Occupying a generous plot with large lawned gardens, this wonderful home provides the perfect blend of village living and family practicality.

The accommodation is as characterful as it is versatile, beginning with a welcoming dining kitchen complete with walk-in pantry, perfectly suited for modern family life and entertaining alike. A beautiful reception room enjoys a lovely bay window overlooking the gardens, creating a bright and elegant living space, while a cosy snug with wood burning stove offers flexibility as an additional sitting room, playroom or home office. A useful ground floor WC completes the accommodation to the ground floor.



Holm Cottage, Sellafield Road

The property continued...

To the first floor are three well proportioned bedrooms and a family bathroom, whilst a staircase leads to a superb attic room currently utilised as a principal bedroom, benefitting from an ensuite shower room and offering a peaceful retreat away from the main living accommodation. Externally, the property continues to impress with extensive offroad parking for several vehicles, a detached double garage suitable for a variety of uses, and delightful private gardens ideal for families to enjoy.

Homes in such a private yet central village position rarely come to market, making this a truly special opportunity.

- Charming 3/4 bedroom semi-detached character family home
- Prime yet private village position within walking distance of the school & nursery
- Private gated entrance with offroad parking & detached double garage
- Versatile accommodation including attic principal bedroom with ensuite
- No forward chain
- EPC Rating TBC
- Council Tax: Band D
- Tenure: Freehold





Holm Cottage, Sellafield Road

Location & Directions:

Beckermeth is a small village situated on the western fringe of the Lake District National Park, offering an excellent balance between peaceful village living and everyday convenience. The village benefits from a well regarded primary school and nursery and ideally placed for access to major employment centres including Sellafield, Westlakes Science Park and associated industries along the west Cumbrian coast, with excellent transport links to nearby towns including Egremont, Whitehaven and Cockermouth, all of which provide a wider range of shopping, leisure and educational facilities. For those who enjoy the outdoors, the Lake District National Park is only a short drive away, offering endless opportunities for walking, cycling and exploring some of the country's most breathtaking scenery. Nearby coastal areas and picturesque western lakes further enhance the appeal of this superb village location.



Directions

The property can be located using either CA21 2XN or W3W///slippers.animal.dentistry

ACCOMMODATION

Dining Kitchen

18' 5" x 10' 10" (5.62m x 3.30m)

Solid hardwood entrance door leads into a large dining kitchen. The kitchen is fitted with a range of matching wooden wall and base units with complementary worksurfacing incorporating a stainless steel sink and drainer. Electric oven integrated at eye level, space for dishwasher. There is ample space for a dining table, with windows to side and front elevations. Large walk in pantry (1.16m x 1.11m) with space for fridge/freezer. Opening to the inner hallway.

Inner Hallway

Stairs leading to first floor accommodation with large understairs storage cupboard, original servants bells, further storage cupboards, doors to snug, lounge and WC.

Snug/Office

10' 6" x 10' 8" (3.20m x 3.26m)

Spacious second sitting room with original coving, picture rail, large window, wood burning stove set in wooden surround with slate hearth. Original dresser in alcove, radiator.

WC

3' 10" x 3' 8" (1.16m x 1.11m)

Fitted with close coupled WC, wash hand basin, original tiled flooring.

Lounge

11' 3" x 17' 9" (3.42m x 5.42m)

Bright reception room with large bay window to front and further window, both overlooking the property's gardens. Original coving, wood burning stove set in original marbled fireplace and slate hearth.



FIRST FLOOR LANDING

Stairs lead via a half landing with stunning arched window to a bright landing with original coving. Access from here to a large attic bedroom, and the first floor accommodation.

Bedroom 1

11' 5" x 11' 9" (3.47m x 3.59m)

Large double bedroom with sash window, decorative picture rail, radiator and storage cupboard.

Bedroom 2

9' 9" x 10' 2" (2.97m x 3.11m)

Double bedroom with coved ceiling, window and radiator.

Bedroom 3

11' 11" x 6' 8" (3.63m x 2.02m)

Window, radiator.

Family Bathroom

4' 5" x 7' 8" (1.35m x 2.34m)

Fitted with 3 piece white suite comprising close coupled WC, wash hand basin and bath with shower over. Part tiled walls, chrome radiator, window.

Attic Bedroom

22' 8" x 11' 6" (6.91m x 3.50m)

Spacious attic room with pitched ceiling, 3 Velux windows, 2 radiators and door to ensuite shower room.

Ensuite Shower Room

6' 8" x 5' 4" (2.03m x 1.63m)

Fitted with 3 piece white suite incorporating close coupled WC, wash hand basin and shower cubicle, storage cupboard, part sloped ceiling, part tiled walls.





EXTERNALLY

Garden

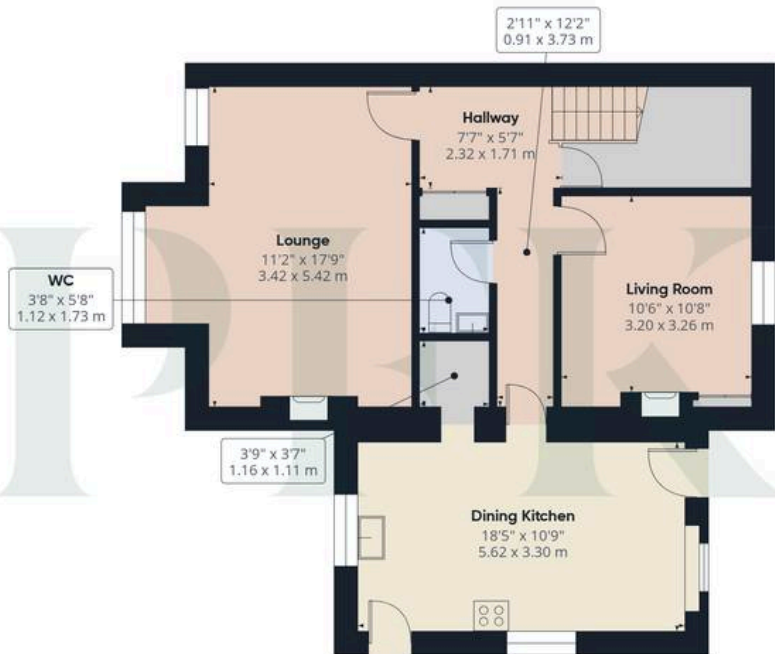
Externally, the property enjoys superb outdoor space ideally suited to family living, with a substantial lawned garden to the front providing a wonderful area for children to play and families to enjoy the peaceful surroundings. To the rear, a lovely patio seating area offers the perfect spot for outdoor dining and entertaining as well as a good sized vegetable plot, whilst an additional section of garden currently utilised for chickens presents excellent potential for a variety of alternative uses, including a vegetable garden, allotment area or further landscaped garden space. The grounds overall create a wonderfully private setting rarely found within such a central village location.

Garage

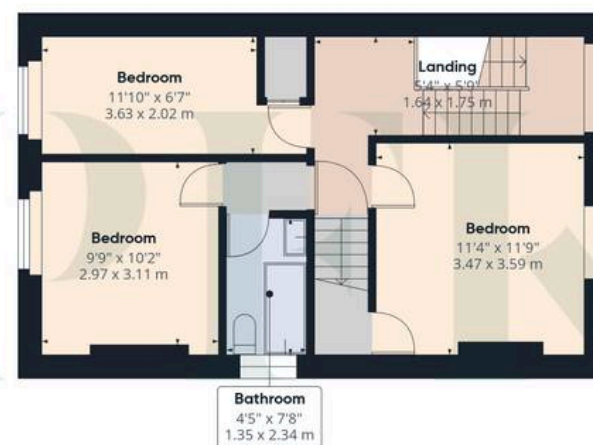
4 Parking Spaces

The property is accessed via a private gated entrance leading to a generous parking area providing offroad parking for several vehicles. In addition, there is a substantial detached double garage fitted with two up and over doors, offering excellent storage and practicality. The garage also presents exciting potential for a range of alternative uses, subject to any necessary consents, including workshop space, hobby room, gym or conversion to provide an ideal home office for those working remotely.





Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1984 ft²

184.3 m²

Reduced headroom

100 ft²

9.3 m²



Floor 2 Building 1



Floor 0 Building 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. 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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- 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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