



**4 Brookside, Beckermot, CA21 2XE**

Guide Price **£165,000**

**PFK**

## 4 Brookside

### The Property:

A traditional cottage in the sought after village of Beckermat, offering spacious accommodation and lovely countryside views.

Inside, the property comprises a hall, lounge through dining room, kitchen, and utility room. Upstairs there are two good sized bedrooms, a family bathroom, and a further attic room currently used as a third bedroom. While the home would benefit from some upgrading and modernisation, it provides a great, safe purchase for first time buyers or a young couple looking to get on the property ladder.

Outside, there is a large courtyard with brick built storage, plus an easy to maintain tiered rear garden, including a paved patio by Black beck – a peaceful spot to enjoy the countryside surroundings.

Perfect for first time buyers, a young couple, or those looking to add to a rental portfolio, particularly with the property's proximity to major employers such as Sellafield. Early viewing is advised.





## 4 Brookside

### Location & directions:

Beckermest is a charming village in Cumbria, set close to the coast and surrounded by beautiful countryside. It offers a peaceful rural lifestyle while remaining within easy reach of Egremont, Whitehaven, and the Lake District fells. The village has a range of local amenities, good transport links, and is popular with commuters to nearby employers, including Sellafield.

### Directions

The property can easily be found using postcode CA21 2XE, alternatively by using what3words location [///samplers.chip.wells](https://www.what3words.com/location////samplers.chip.wells)

- Traditional cottage
- Yard & tiered garden
- Countryside & river views
- 3 double bedrooms
- Room for slight improvement
- Tenure: Freehold
- EPC rating E
- Council Tax: Band A



## ACCOMMODATION

### Entrance Hall

3' 3" x 14' 1" (1.00m x 4.29m)

Accessed via a newly installed, high quality Rock door, providing access to the staircase and living room.

### Living Room/Dining Room

10' 7" x 22' 9" (3.22m x 6.93m)

Spanning a generous length of the home, this room is currently arranged as two distinct areas: a dining area, comfortably seating six and enjoying a window to the front, and a living area with a window overlooking the rear yard, featuring a gas fire with hearth and surround. There is also a useful understairs storage cupboard.

### Kitchen

7' 9" x 8' 11" (2.36m x 2.71m)

Incorporating base and wall units with contrasting work surfaces and tiled splashbacks, the kitchen features a cooker with hob and a stainless steel sink with drainer. A rear door provides access to the yard and leads through to the utility room. While the kitchen would benefit from modernisation and upgrading, it is fully functional and useable.

### Utility Room

5' 9" x 6' 7" (1.74m x 2.00m)

A single brick utility space, currently used for laundry, but could ideally be incorporated as an extension to the kitchen.

## FIRST FLOOR

### Landing

2' 11" x 8' 3" (0.88m x 2.51m)

A split-level landing provides access to two bedrooms and the bathroom, with a door leading to the stairs up to the attic bedroom.





### **Bathroom**

8' 2" x 6' 7" (2.48m x 2.00m)

Incorporating a three piece suite comprising WC, pedestal wash hand basin, and bath with shower attachment over, the bathroom also features decorative tiling, an obscured window to the side, and a useful storage cupboard.

### **Bedroom 2**

6' 11" x 11' 10" (2.12m x 3.60m)

A rear facing bedroom with lovely views over the countryside, featuring built-in storage cupboards - one housing the water tank - and a charming feature fireplace.

### **Bedroom 1**

14' 5" x 10' 5" (4.39m x 3.17m)

Front facing large double bedroom with feature fireplace.

## **SECOND FLOOR**

### **Bedroom 3**

Attic bedroom with lovely countryside views and some restricted head height, but benefitting from an abundance of ineaves storage.



## **EXTERNALLY**

### **Garden**

A tiered, three level garden bordering Blackbeck has been chipped and paved for ease of maintenance, while still offering a beautiful spot to sit and enjoy the surroundings.

### **Yard**

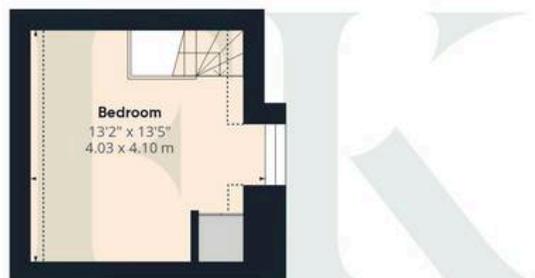
The rear yard includes two brick built storage sheds: one for garden tools and general storage, and another housing a WC.



Floor 0



Floor 1



Floor 2



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

911 ft<sup>2</sup>

84.6 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>

1.2 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**

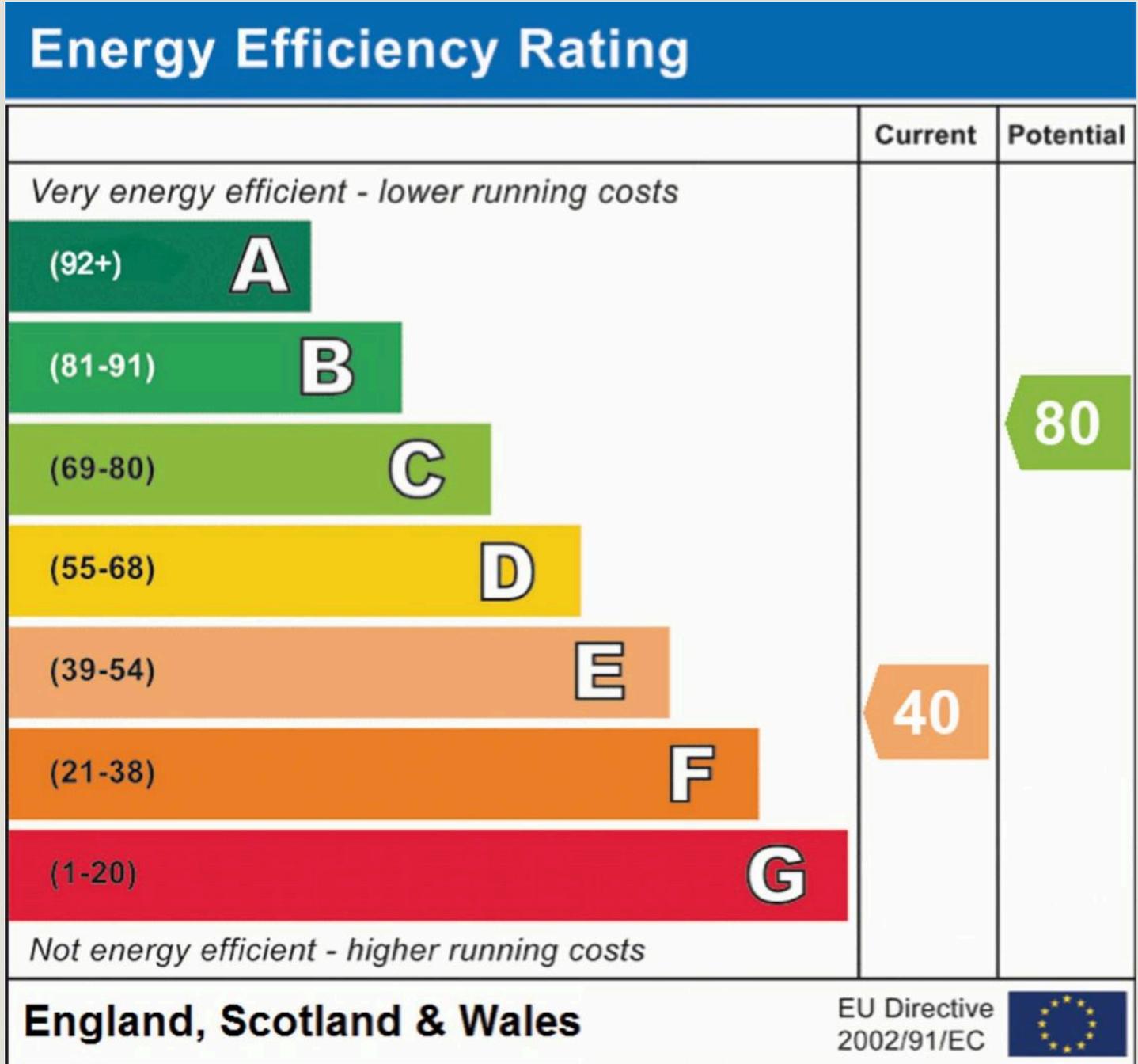
**Services**

Mains gas (powered via back boiler), 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 (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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