



**4 Calder View, Beckermat, CA21 2XY**

Guide Price **£250,000**

**PFK**

## 4 Calder View

### The Property:

A spacious and flexible four bed, two reception family home in the attractive village of Beckermat. The property also comes with an outbuilding/workshop and a large detached garage, which with the appropriate permissions, could be converted into a self contained annexe or further accommodation if desired.

Presented to the market with a huge bonus of no onward chain, the property comprises entrance porch and hallway, large rear aspect living room, modern breakfasting kitchen, dining room/second reception room, utility room, WC, and rear porch to the ground floor. To the first floor, there are four good sized bedrooms and a modern family shower room. The flexible layout on offer will allow a potential new purchaser the opportunity to create the perfect space to suit their needs, as the property is set in a good sized plot with all rooms generous in size.

Externally there is ample offroad parking and attractive, low maintenance lawned gardens to front and rear with patio seating area enjoying attractive open countryside views. The property also benefits from a large garage and a further outbuilding currently used as workshop space with potential for conversion, subject to permissions, if desired.

Whilst areas of the property would benefit from some modernisation due to being in the same ownership for over 50 years, this is now an ideal opportunity for the next purchaser to create their own happy home.





## 4 Calder View

### Location & directions:

The attractive village of Beckermeth lies some 3 miles south of Egremont and is less than 5 miles from St Bees Head Heritage Coast. Whitehaven (10 miles north) is an interesting port town with some exceptional architecture, and Cockermouth having strong associations with Wordsworth is approximately 20 miles north of the village. All of the western valleys of the Lake District National Park are within easy reach together with the beautiful lakes and mountains of Ennerdale and Wastwater.

### Directions

From Egremont take the A595 south towards Barrow, turning right where signposted for Beckermeth and follow the road through the village. Follow the sign up the steep hill towards Braystones and continue for a short while where 4 Calder View can be found on the left hand side, adjacent to the layby.



- 4 bed semi detached
- 2 reception rooms
- Gardens & parking
- Garage & workshop
- Council Tax: Band C
- Tenure: freehold
- EPC rating D

## ACCOMMODATION

### Entrance Porch

6' 11" x 3' 3" (2.10m x 1.00m)

Accessed via UPVC front door with glazed pane over. With tiled flooring, dual aspect windows and part glazed, lockable door leading to the hallway.

### Entrance Hallway

4' 3" x 10' 2" (1.30m x 3.10m)

Stairs to first floor with understairs cupboard, further large storage cupboard and access to ground floor rooms.

### Living Room

19' 4" x 11' 6" (5.90m x 3.50m)

Spacious reception room with twin, rear aspect windows overlooking the garden, TV point and coal effect gas fire with tiled hearth and backplate in wood surround.

### Kitchen

11' 6" x 10' 2" (3.50m x 3.10m)

Fitted with a good range of modern, wood effect wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances including four burner gas hob with extractor over, fridge and eye level oven, breakfast bar seating area for two, laminate flooring and twin front aspect windows.

### Utility Room

6' 3" x 10' 10" (1.90m x 3.30m)

Fitted with matching wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer, laminate flooring and dual aspect windows.

### Rear Porch

4' 3" x 5' 7" (1.30m x 1.70m)

A dual aspect porch, housing the central heating boiler and with part glazed UPVC door to the front.



## WC

2' 11" x 5' 7" (0.90m x 1.70m)

Fitted with WC and obscured front aspect window.

## Dining Room

9' 10" x 11' 2" (3.00m x 3.40m)

A rear aspect reception room with ample space to accommodate a six to eight person dining table.

## FIRST FLOOR LANDING

Split level landing giving access to bedrooms and family shower room. The landing provides access to the principal bedroom.

## Bedroom 1

9' 10" x 15' 9" (3.00m x 4.80m)

A generous double bedroom with dual aspect windows enjoying attractive open countryside views to the rear.

## Bedroom 2

8' 10" x 8' 2" (2.70m x 2.50m)

Rear aspect double bedroom with open countryside views. This room could easily be utilised as a home office if so desired.

## Bedroom 3

10' 2" x 11' 6" (3.10m x 3.50m)

A further rear aspect double bedroom enjoying open views.

## Bedroom 4

13' 9" x 6' 11" (4.20m x 2.10m)

Front aspect bedroom enjoying views over the garden.

## Shower Room

5' 7" x 9' 10" (1.70m x 3.00m)

Fitted with three piece suite comprising shower cubicle with mains shower, wash hand basin and concealed cistern WC in vanity unit with storage below, heated towel rail, part tiled walls and obscured front aspect window.





## EXTERNALLY

### Garden

To the front, there is offroad parking for several vehicles on the driveway leading to the detached garage, and a lawned front garden with decorative chipped borders with shrubbery and bushes. Gated access leads to a secure courtyard giving access to the garage, further workshop/outbuilding and also to the rear garden, which is laid mainly to lawn with decorative chipped borders with bushes and shrubs and patio area enjoying open countryside views.

### DRIVEWAY

5 Parking Spaces

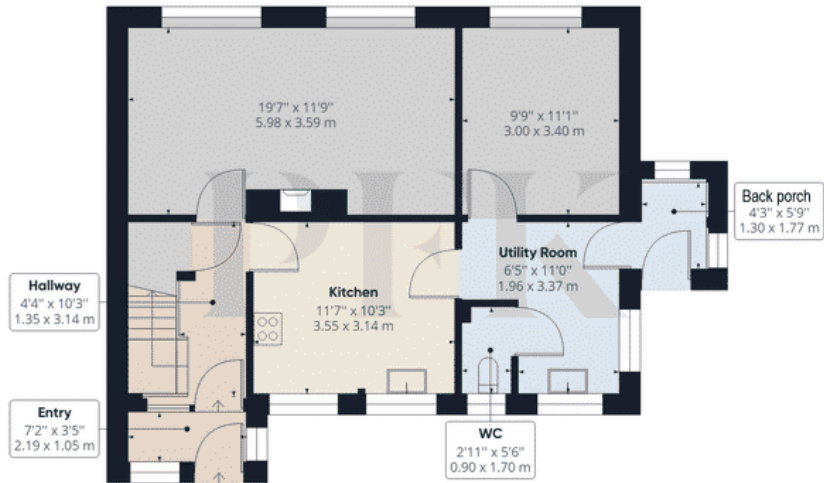
To the front, there is offroad parking for several vehicles on the driveway leading to the detached garage,

### GARAGE

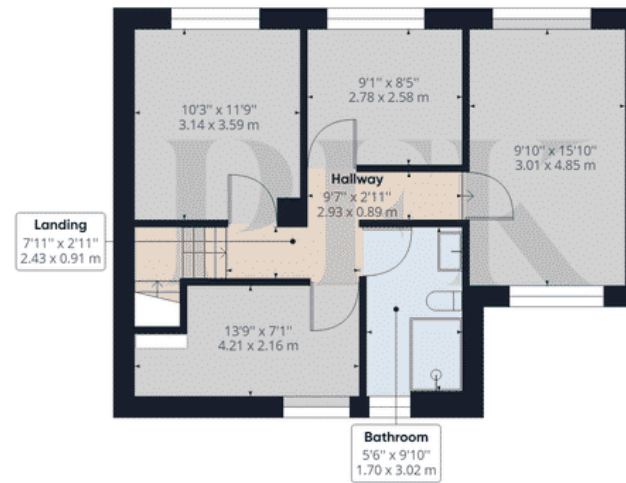
Double Garage

Measuring 3.15m x 11.60m, the garage is substantial in size and has previously been used as a workshop, although it could easily accommodate cars, bikes and general storage. The garage also benefits from a further room off it, measuring 2.96m x 4.67m, which has been utilised as a woodworking workshop.

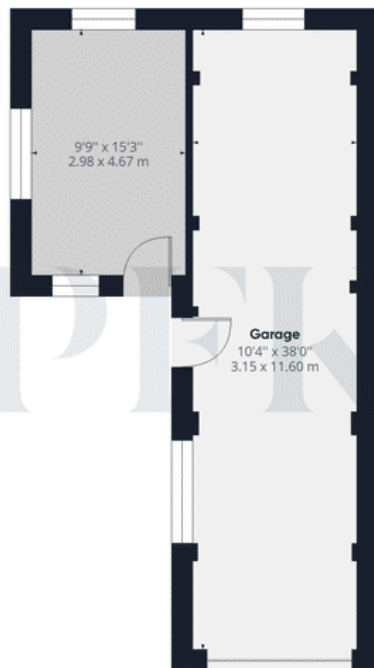




**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2

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

1802.61 ft<sup>2</sup>

167.47 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

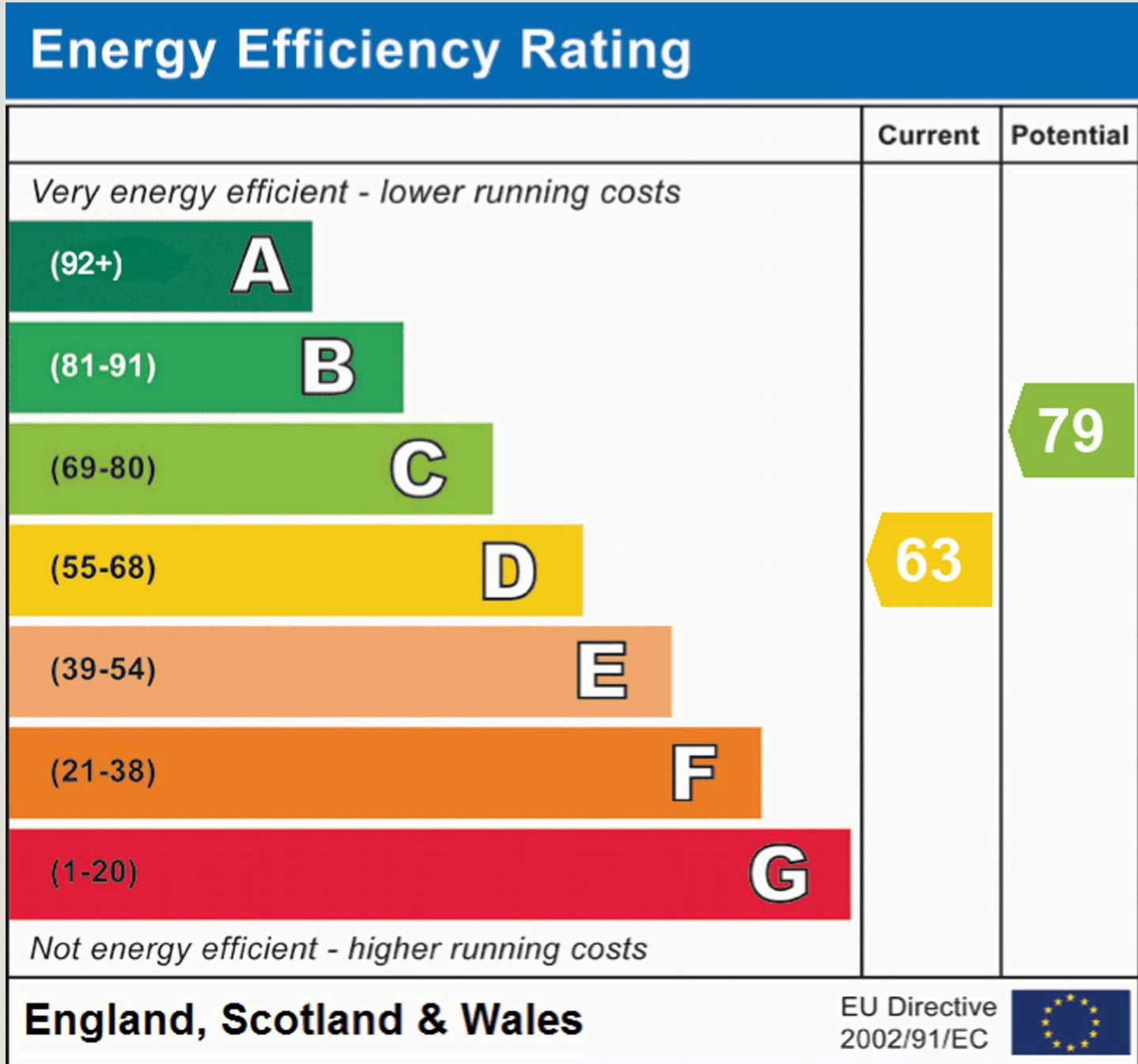
**ADDITIONAL INFORMATION**

**Services**

Mains gas, electricity, water & newly installed mains drainage. Gas fired central heating and double glazing installed. 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 & Other Payments**

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





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