



Beech House, Beckermat, CA21 2YB

Guide Price **£450,000**

PFK

Beech House

The Property:

Situated in the heart of the popular village of Beckermest, this beautifully presented four bedroom detached period home offers an excellent balance of character, space and modern living. Within walking distance of the well regarded primary school and conveniently located for the west Cumbrian employment centres, it is perfectly suited to family life.

The property has been thoughtfully improved by the current owners, with recent upgrades including a damp-proof course and the installation of high specification heritage windows and doors, while retaining an abundance of original features throughout.

The spacious accommodation includes two elegant reception rooms, a bespoke fitted kitchen with integrated appliances, utility room, cloakroom and a versatile ground floor bedroom or study. Upstairs are three generous double bedrooms and a stylish family bathroom with a freestanding bath and separate wet room shower.

Outside, the property enjoys attractive gardens to both the front and rear, ample driveway parking and a detached sandstone barn with potential for a variety of uses, subject to the necessary consents.

A superb period home offering generous living space, quality finishes and a sought after village location. Viewing is highly recommended.





Beech House

Location & Directions:

Beckermest is a highly regarded Cumbrian village offering a welcoming community, a well respected primary school and traditional pub. Surrounded by picturesque countryside and lying on the edge of the Lake District National Park, it provides an excellent balance of rural living and everyday convenience. The village is also well placed for access to the west Cumbrian employment centres, including Sellafield, as well as the nearby coastal towns of Egremont and Whitehaven, making it a popular choice for families and professionals alike.

Directions

The property can easily be found in the centre of the village under postcode CA21 2YB or easily identified using what3words location [///sheds.scornful.fists](https://www.what3words.com////sheds.scornful.fists)



- 4 bedroom detached home
- Character features
- Prime Beckermest village location
- Bespoke kitchen
- Luxury bathroom
- Versatile living arrangements
- Tenure: Freehold
- EPC rating TBC
- Council Tax: Band D

ACCOMMODATION

Entrance Hall

Formal Lounge/Diner

25' 6" x 10' 0" (7.78m x 3.05m)

Second Lounge

12' 9" x 11' 11" (3.89m x 3.63m)

Bedroom/Study

11' 7" x 8' 7" (3.53m x 2.61m)

Kitchen

13' 6" x 13' 4" (4.12m x 4.06m)

Utility Room

12' 9" x 8' 10" (3.89m x 2.68m)

Cellar / Store

7' 5" x 6' 10" (2.27m x 2.09m)

Side Porch

Cloakroom/WC

FIRST FLOOR LANDING

Family Bathroom

12' 2" x 9' 5" (3.70m x 2.88m)

Bedroom 1

12' 0" x 10' 7" (3.65m x 3.22m)

Bedroom 2

14' 6" x 13' 6" (4.41m x 4.12m)

Bedroom 3





EXTERNALLY

Garden

The gardens at Beech House are a particular feature of the property, offering attractive and private outdoor spaces to enjoy throughout the day. To the front, an attractive lawned garden is centred around a pathway leading up to the house, bordered by mature hedging and colourful planting, creating a welcoming approach and a peaceful spot to sit out in complete privacy. Sandstone steps lead to the rear garden, where a generous expanse of lawn is complemented by a sandstone patio and a variety of additional seating areas, thoughtfully positioned to make the most of the sun at different times of the day. Mature hedging frames the rear garden, enhancing the sense of seclusion and providing an attractive backdrop. The property also benefits from a useful stone outbuilding, formerly the privy, located at the top of the garden, providing excellent additional storage. The detached barn, positioned adjacent to the driveway, also features a timber first floor storage area, offering further useful storage space.

OFF STREET

4 Parking Spaces

The property benefits for private driveway parking to the side for several cars. The detached barn to the side with double entrance door, offers excellent storage space, and could be converted to provide a home office or studio (STPP).









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1791 ft²

166.6 m²

Reduced headroom

14 ft²

1.3 m²

(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

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, 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.

Services

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note – the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.





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