



Townhead, Beckermest, CA21 2YF

Guide Price £450,000

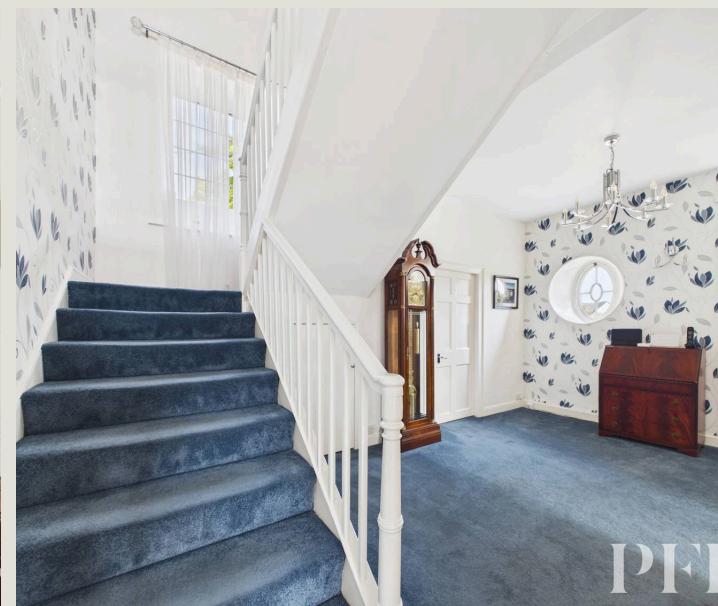
PFK

Townhead

The Property:

Occupying a superb position in the heart of the popular village of Beckermest, Townhead is a substantial four bedroom detached period sandstone home that combines character, generous living space and beautiful gardens. Lovingly maintained and thoughtfully improved by the current owners, the property offers versatile accommodation over three floors, making it an ideal choice for growing families or those relocating to the area.

A welcoming entrance hall leads to a spacious formal lounge with open fire, door out to the gardens at the side and a full height window overlooking the gardens, a separate dining room and a generous kitchen with a central island. Beyond the kitchen is a versatile room, currently used as a study, which retains the original bread oven and could also be used as a snug or playroom, along with a useful utility/store room and ground floor WC. The first floor offers three well proportioned bedrooms, including one with a newly fitted ensuite shower room, together with a stylish four piece family bathroom. The second floor provides an excellent teenage suite, with a large sitting room leading through to the fourth bedroom, while also offering potential to reconfigure and create a fifth bedroom if required.



Townhead

The property continued....

The property has been enhanced with newly installed windows throughout, upgraded bathrooms and the added benefit of a new gas boiler due to be installed in July 2026. Outside, the impressive gardens are perfect for family life, featuring extensive lawns, attractive patios, mature planting, a large pond, steel framed pergola and a hot tub beneath a wooden pergola, which is included in the sale. A long private driveway provides parking for several vehicles as well as an EV charging point, leading to additional parking at the rear and a detached double garage. Combining period charm, flexible living and exceptional outdoor space, Townhead is a wonderful family home in one of west Cumbria's most desirable villages.

- 4 bed detached period sandstone property
- Newly installed windows, updated bathrooms & a new gas boiler due July 2026
- Flexible accommodation over 3 floors
- Exceptional landscaped gardens featuring a hot tub, pergolas, pond & extensive lawn
- Perfect for families
- Tenure: Freehold
- EPC Rating TBC
- Council Tax: Band E





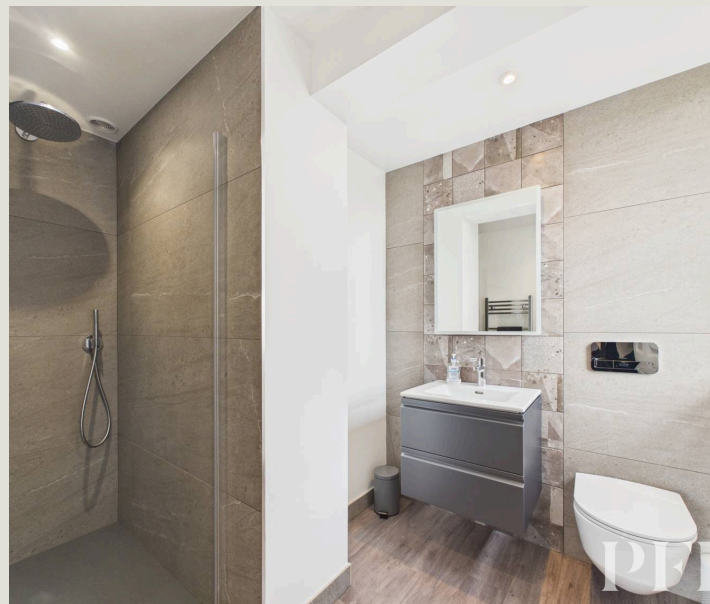
Townhead

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 be located using either CA21 2YF or W3W///vowing.headless.fast



ACCOMMODATION

Entrance Hallway

16' 7" x 10' 4" (5.05m x 3.15m)

Large understairs storage cupboard.

Dining Room

13' 11" x 11' 9" (4.23m x 3.59m)

Lounge

17' 6" x 13' 11" (5.33m x 4.25m)

Access to garden and working open fire.

Kitchen

14' 2" x 12' 9" (4.31m x 3.89m)

Included in sale is a 5 hob Rangemaster cooker with additional 2 induction rings, integrated fridge, microwave and dishwasher.

Office

11' 11" x 9' 2" (3.64m x 2.79m)

Utility Room

9' 3" x 8' 1" (2.83m x 2.47m)

WC

8' 9" x 3' 6" (2.66m x 1.07m)

FIRST FLOOR LANDING

Bedroom 1

17' 6" x 14' 2" (5.34m x 4.33m)

Working shutters.

Bedroom 2

12' 10" x 10' 11" (3.90m x 3.32m)

Working shutters.

Ensuite Shower Room

9' 2" x 6' 9" (2.79m x 2.05m)

Heated towel rail.



Bedroom 3

13' 4" x 10' 7" (4.06m x 3.22m)

Working shutters and access to large understairs storage area.

Family Bathroom

10' 4" x 8' 2" (3.15m x 2.49m)

Electric underfloor heating.

SECOND FLOOR

Sitting Room

15' 7" x 13' 10" (4.75m x 4.22m)

Access to under eaves storage.

Bedroom 4

15' 9" x 13' 1" (4.81m x 3.99m)





EXTERNALLY

Garden

The gardens at Townhead are undoubtedly one of its standout features. Lovingly maintained by the current owners, they provide a superb setting for both family life and entertaining. A large formal garden sits to the side of the property with an attractive steel framed pergola with heater and lighting creating the perfect seating area, while a wooden pergola frames the included hot tub for year round enjoyment. The extensive lawn offers plenty of space for children to play, complemented by a large pond, attractive patio areas, greenhouse, raised beds, colourful rockeries and mature planting, creating a beautiful and private outdoor retreat.

Driveway

4 Parking Spaces

Townhead offers exceptional parking facilities to suit modern family living. A long private driveway runs alongside the property, providing offroad parking for numerous vehicles before continuing to an additional parking area at the rear.

Double Garage

2 Parking Spaces

Completing the outside space is a detached double garage (5.15m x 4.19m) with power, lighting and an electrically operated door. Offering secure parking, excellent storage or workshop potential.









Floor 0 Building 1



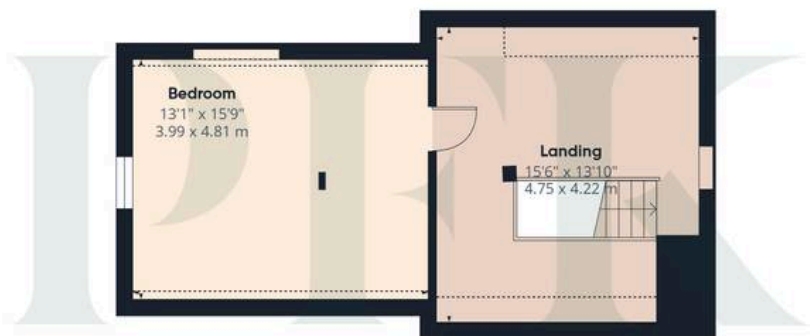
Floor 1 Building 1

Approximate total area⁽¹⁾

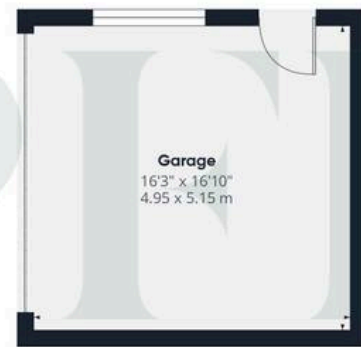
2466 ft²
229,1 m²

Reduced headroom

40 ft²
3,7 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 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

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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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