



Fell View

Beckermet, CA21 2XB

Mitchells SINCE 1873
LAND & PROPERTY



Guide Price £425,000

www.mitchellslandagency.co.uk

t: 01900 822016

e: info@mitchellslandagency.co.uk

Fell View is a beautiful, detached period property full of character retaining many original features. Sitting in an elevated position on a spacious plot the property has bags of potential. Set on the edge on the Lake District National Park the lakes and fells are on the doorstep and the beach is within walking distance.

The property is set on the outskirts of the village of Beckermet with its plentiful amenities such as a village school, pub and church.

The property has the added bonus of large easily maintained gardens and outbuildings extending to 265m² formally a garage and showroom. The buildings have the opportunity to be developed subject to planning approval.

There is space for off road parking for numerous vehicles.



This substantial property is set over three floors and offers plenty of space for family life.

The accommodation briefly comprises of:

From the stain glass entrance porch with original tiled floor is the large hallway leading off the two large reception rooms both with large bay windows and feature fireplaces giving space for a living room and formal dining room. Further on is a smaller reception room currently being used as an office giving the work from home option. The fourth reception room which has been the kitchen leads through to the modern kitchen diner with vaulted ceiling looking out over the picturesque gardens. To the rear of the property is a conservatory area, downstairs WC and utility.



The turned staircase with stained glass feature window leads to the first floor which has 3 large double bedrooms and a new modern family bathroom with roll top bath and separate shower cubicle. Stairs then lead on up to the second floor with eaves storage, and 2 further rooms with dormer windows, which with the correct building regulations could be further bedroom accommodation.



Externally the property extends to a generous approx. 0.7 acres in total, with in this is the dwelling, lawned gardens with a stream, grassed over tennis court, concrete and tarmac parking area and a large garage.

The workshop/garage extends to approx. 128m² with a lean to former showroom extending to a further 137m². These large buildings have the potential for a variety of business or recreational uses and possible conversion into another dwelling subject to planning consent.



METHOD OF SALE

The property is offered for sale by Private Treaty in a single lot. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents:

Mitchells land and property, Lakeland Agricultural Centre, Cockermouth, Cumbria, CA13 0QQ.

Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

SERVICES

The property benefits mains electricity, water and drainage. Central heating is from an oil fired boiler.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

COUNCIL TAX

Tax band E with Copeland Council (the garage is rated under separate business rates)

TENURE

Freehold interest is being offered with vacant possession on completion.

EPC

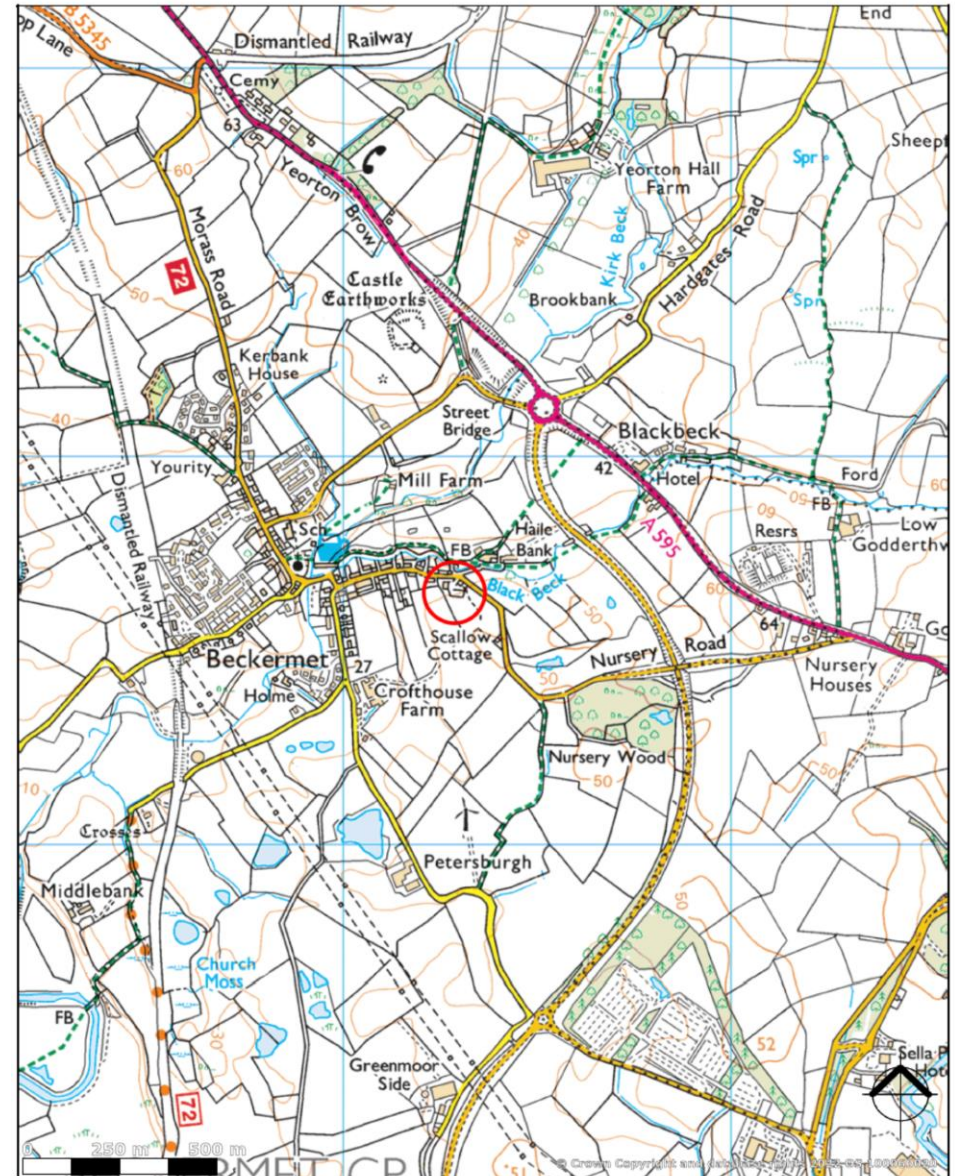
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	22 F	
1-20	G		

Location

Whitehaven 8 miles | Keswick 34 miles

Carlisle M6 (N) 46 miles | Penrith M6 (S) & mainline trains 48 miles

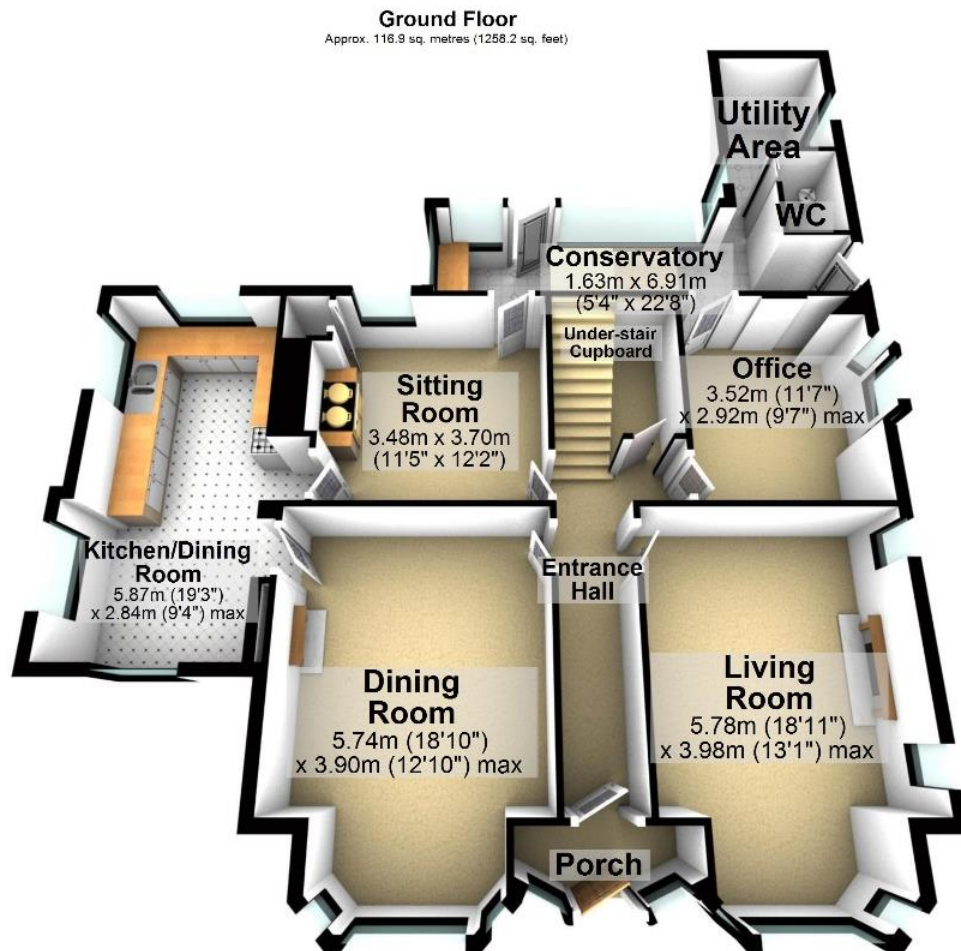
Lake District National Park 1.9 miles



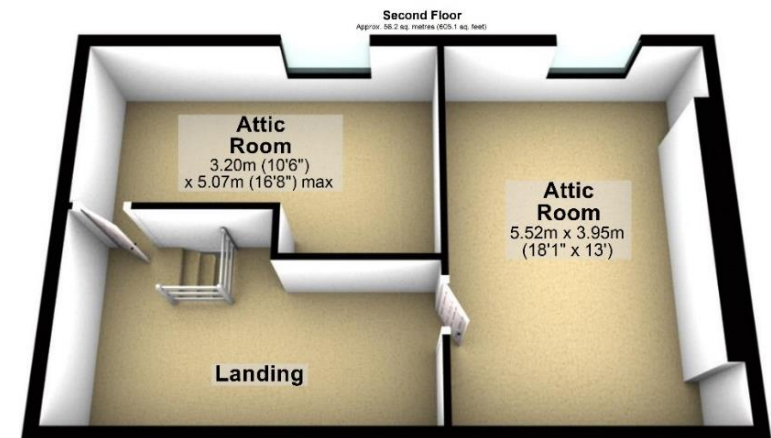
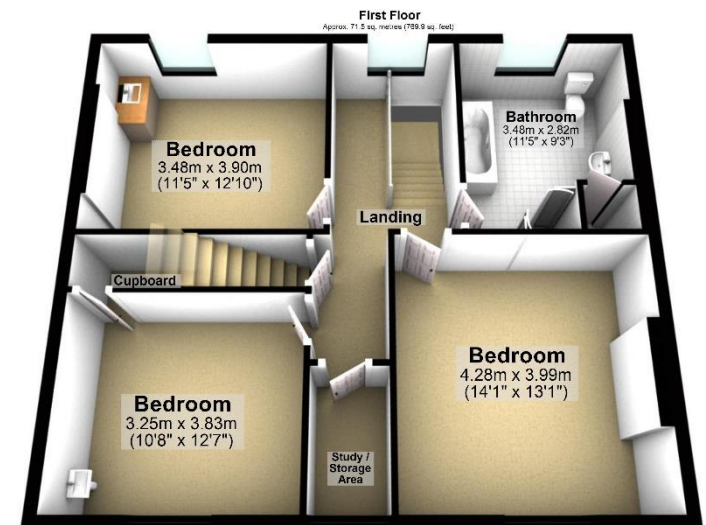
created on 2020

Plotted Scale - 1:15,000

Floor Plan



Total area: approx. 244.6 sq. metres (2633.2 sq. feet)



rightmove

A member of OnTheMarket

Zoopla

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken November 2022. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; *Promap* mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.