

FREEHOLD



BECKSIDE,  
KIRKBY-IN-FURNESS,  
LA17 7TJ

£685,000

#### FEATURES

- Architect Designed Detached Family Home
- Spacious Lounge With Spectacular Views
- Superb Position Overlooking The Duddon Estuary
- Three Double bedrooms, Bathroom & Shower Room
- Some of The Finest Views In The Furness Peninsular
- Sitting Room, Study/Bedroom Four
- Well Tended Gardens & Paddock
- Oil CH System, DG & Excellent Presentation
- Ample Parking, Double & Single Garages
- Stunning Home With Panoramic Views



2 3 3 Double & Single Garage, Off Road Parking

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Superb and contemporary architect designed detached family home situated in an outstanding position above the village of Beckside, a quaint hamlet adjacent to the village of Kirkby in Furness. Occupying a substantial plot with beautifully maintained and tended gardens and adjacent paddock. With excellent off-road parking and a detached garage, plus an integral under house double garage. The property benefits from oil fired central heating system, double glazing and a high standard of presentation throughout. The versatile and spacious accommodation will be fully appreciated upon internal inspection but briefly comprises of hall, sitting room, study, WC, utility, kitchen, three double bedrooms, bathroom, shower room and a spectacular lounge with far reaching panoramic views. The stunning views from the property are a significant feature of this beautiful home with breathtaking outlooks over the Duddon Estuary, Black Combe and surrounding countryside. In all a beautiful, family sized home that is very reluctantly offered for sale due to downsizing, and a home that needs to be viewed to be fully appreciated.

The hardwood entrance door opens directly into the entrance porch which has a double-glazed window to the front and double radiator, with the window having fitted blinds and offering fabulous views. A short flight of steps lead to a glazed door with coat hooks alongside and gives access to:

#### **ENTRANCE HALL**

A welcoming and inviting area of the property, with a most attractive reclaimed pine staircase to the side, complete with wooden handrail and spindles, two double radiators and further coat hook. Doors to a useful storage cupboard, glazed door to the utility room which connects to the kitchen and further door to:

#### **WC**

A useful ground floor facility with a two-piece suit in white comprising of WC, pedestal wash hand basin, tiling to half the walls and a radiator. Double-glazed pattern glass window to the rear and a further useful storage cupboard.

#### **SITTING/DINING ROOM**

*11' 0" x 14' 1" (3.35m x 4.29m)*

A most comfortable room with double glazed window to the front with fitted blind offering an excellent aspect over the garden towards the Duddon Estuary, Black Combe and beyond. A lovely slate hearth with modern woodburning stove makes a great feature to the room plus alcove shelving to the side. Double radiator and connecting door to:

#### **STUDY/SNUG/BEDROOM**

*8' 9" x 14' 0" (2.67m x 4.27m)*

Excellent and versatile room that offers potential for many uses including a fourth bedroom and is currently used as an excellent home office. Double glazed window to the rear with

blind offering an aspect up towards the fell, and benefits from an electric fan heater, attractive light decor, double radiator and door to a shelved walk-in pantry/store.

#### **UTILITY ROOM**

*8' 8" x 9' 8" (2.64m x 2.95m) max*

Fitted with base and wall cupboards in light patterned, wood trimmed decor with a complimentary pattern worksurface and tiling to the upstand. Stainless steel sink unit with mixer tap, recess and plumbing for washing machine, space for a dryer and a double-glazed pattern glass window to the rear with blind. Recess ideal for a chest freezer with cupboard above and a glazed door opens to:

#### **HALL**

Complete with radiator, coat hooks and a door opening to the rear of the property. Door to:

#### **KITCHEN/DINER**

*13' 11" x 13' 11" (4.24m x 4.24m)*

Comprehensively fitted with an attractive light oak range of kitchen units by Mike Hughes Kitchens, complimented with a polished granite style worksurface with tiling to the upstands. Stainless-steel sink unit with mixer tap and integrated appliances including an induction hob with additional ceramic hob, cooker hood above, two Siemens low level ovens, built-in dishwasher, a recess for an American style fridge/freezer and central breakfast table which has a matching surface to the kitchen. Modern column radiator, kick space heater and an additional electric panel heater with timer. With integrated lights to the ceiling, a set of aluminium framed sliding patio doors opening to the terrace and a double glazed window to the side, both the window and door offering a spectacular view over the beautifully maintained gardens, surrounding

country side, Duddon Estuary and Black Combe. The patio doors open to a side terrace offering a lovely seating area perfect for alfresco dining and entertainment with glass-fronted balustrade.

#### **STAIRS**

From the entrance hall the staircase leads to a half landing with a door to the lounge and further flight leading to the upper floor.

#### **LOUNGE**

*23' 2" x 16' 3" (7.06m x 4.95m)*

Superb room of excellent proportions with double glazed picture windows to the front and side offering breathtaking views over the surrounding countryside, predominantly towards Black Combe beyond the Duddon Estuary. It has a partially vaulted ceiling and a lovely central fireplace with polished hearth and woodburning stove with wooden mantle shelf, making an attractive feature to the room. There are also two double radiators and two ceiling light points, offering a most comfortable and relaxing room with spectacular views.

#### **FIRST FLOOR LANDING**

The upper landing has a double glazed window with blind looking towards Kirkby Fell at the rear and gives access to the bedrooms and bathroom, with a short flight of stairs to the upper floor. Doors to the shower room give access to the master bedroom beyond, and a lobby gives access to the bathroom and bedroom two.

#### **MASTER BEDROOM**

*16' 2" x 13' 8" (4.93m x 4.17m)*

The master suite is accessed from the landing, with the door opening directly to the shower room and bedroom beyond. A

fabulous double room of spacious proportions with a rectangular double glazed bay window to the front and a further window to the side, both offering beautiful and far-reaching views. Complete with double radiator, a built-in dresser area within the bay window and a range of built-in wardrobes.

#### ENSUITE

Spacious facility with WC having a concealed cistern and push button flush, wash hand basin inset to a vanity unit with storage unit, mirror above with electric light and an extractor fan. Tiling to the walls, glazed door to the tiled shower cubicle with electric Mira shower, chrome ladder style towel radiator, electric fan assisted heater and a set of double doors to an excellent wardrobe. There is a passage beyond with a double radiator, double glazed window offering fine views towards Kirkby Fells and door to the bedroom.

#### BEDROOM

11'3" x 14'0" (3.43m x 4.27m) max

Currently used by the owners as the master bedroom, offering an excellent area with ample space for fitted wardrobes as well as double bed and other furniture. Double glazed window with blinds that offers spectacular views to the front with a feature single glazed arched window to the side. Two double radiators and a doorway through to the walk-in wardrobe which has sliding doors, two wardrobe areas and a shelved storage cupboard.

#### BATHROOM

Modern three-piece suite in white comprising of a panel bath with over bath thermostatic shower and shower rail, storage cupboard above, a vanity unit with an inset wash hand basin with mixer tap, storage cupboard under, built-in wc with concealed cistern and push button flush and a double glazed window to the rear offering a fabulous view towards Kirkby Fells. Complete with ladder style towel radiator, an electric Dimplex fan heater, two fitted wall mirrors and complementary tiling, in all a lovely bathroom.

#### STAIRS & LANDING

From the first-floor landing, the staircase returns to the upper floor where there is a spacious landing area with low-level double glazed window offering a lovely reading area or additional study room. Door to:

#### BEDROOM

12'6" x 16'3" (3.81m x 4.95m)

Further generous double bedroom with light neutral décor and





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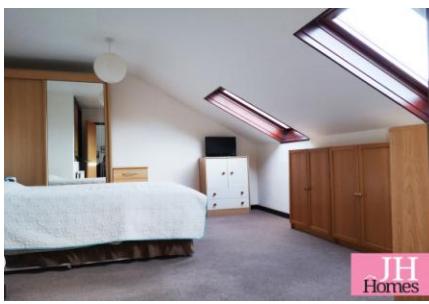




a double wardrobe, as well as a built-in sliding door high-level wardrobe and storage cupboard. Two Velux double glazed roof lights offering spectacular views as before and a double radiator.

#### EXTERIOR

The property is accessed over a cattle grid with stone wall to either side onto a brick paved driveway which offers excellent parking and turning space for several vehicles. With further parking in the under house double garage and a separate detached garage with an inspection pit. The gardens are to the front of the property and are beautifully presented and maintained, with a southwest facing elevation perfect for afternoon and evening sunlight, offering far reaching views over the beautiful surrounding countryside. To the lower end of the garden there is a well-tended paddock with pedestrian gate access and a gate to the road. The paddock area is again well maintained and presented offering a valuable benefit to the property with a stable building and canopy to the upper corner. Adjacent is an excellent storage shed ideal for garden equipment mowers etc. The formal garden area is grassed with stepping stones leading to a point for a central clothes dryer. There are two patio sitting areas positioned to benefit the beautiful views, and the remaining garden is well stocked with a variety of well-maintained shrubs and bushes with an ornamental tree to the lower grassed area with a bench seat around the base on paving, making a lovely feature. The side patio has an outside water tap. Steps up to a terrace balcony seating area with the oil storage tank for the heating system under. The upper terrace is a fantastic area with glass balustrade and offers a perfect area for outdoor dining and entertaining with patio doors to the kitchen. From here there is gated access to the side of the property leading to the back door which is covered and has recycling bin storage space. Please note that the property has a right of access for maintenance to the rear and for the gardens situated to the front.



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#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: Westmorland and Furness Council

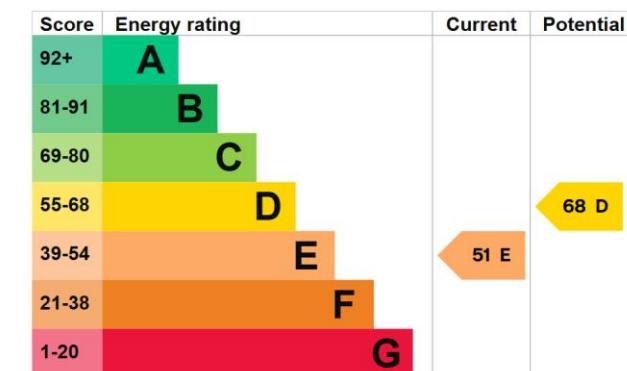
SERVICES: Mains water and electric, oil central heating system and septic tank

#### DIRECTIONS:

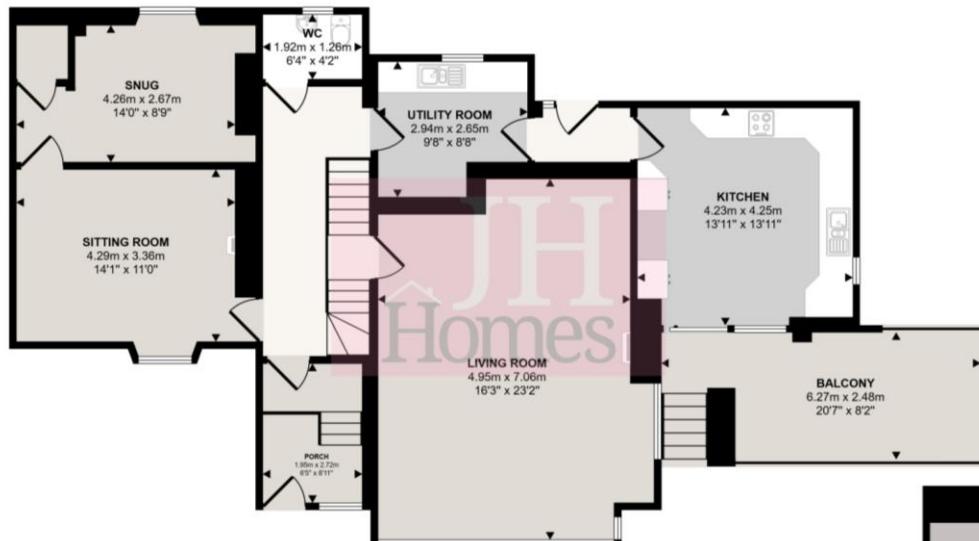
From Ulverston town centre follow the road up Daltongate and turn right into Stockbridge Lane. Follow signs and stay on this road for approximately four miles towards Beckside and Kirkby in Furness. Once over the fell and the last cattle grid, the cottage can be found on the left-hand side with a sign on the gate.

The property can be found by using the following "What Three Words"

<https://w3w.co/mouse.bookcases.unloaded>



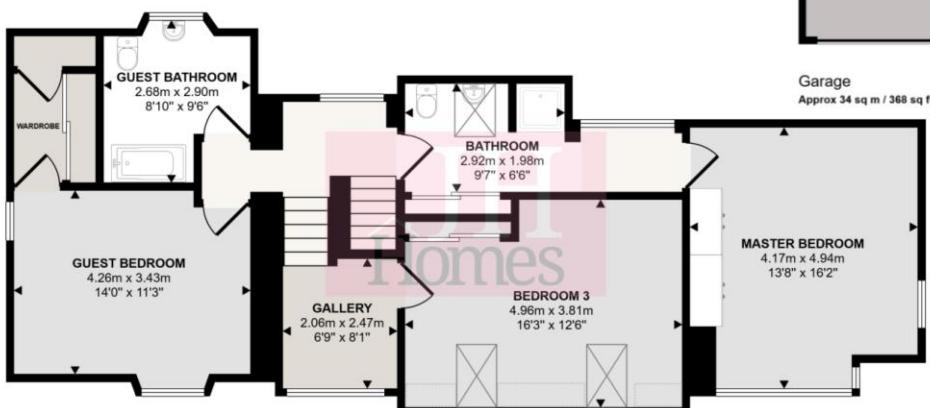
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Ground Floor  
Approx 118 sq m / 1267 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor  
Approx 92 sq m / 991 sq ft

Denotes head height below 1.5m

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