



9 Holyoake Terrace, Beckermest, CA21 2XQ

Guide Price £180,000

PFK

9 Holyoake Terrace

The Property:

Set amongst a charming row of properties in the centre of Beckermet village, this attractive two bedroom home offers plenty of character, comfortable living space and a beautifully maintained garden, making it well suited to a variety of buyers.

The property has been thoughtfully improved by the current owners while still retaining plenty of charm, with features including cottage style garden and a cosy log burner in the living room.

The accommodation briefly comprises an entrance hall, a spacious lounge/diner centred around the log burner, and a stylish fitted kitchen with space for casual dining and doors opening out to the rear garden. To the first floor are two well proportioned bedrooms, the main bedroom benefiting from a feature fireplace, along with a modern family bathroom. A further loft room on the second floor provides useful additional space and features exposed beams and Velux windows.

Outside, the rear garden has been transformed into a lovely cottage style retreat with a pergola seating area and colourful flower beds

Located within reach of well regarded local schools including West Lakes Academy, the property will appeal to first time buyers, couples and those looking for a characterful village home. Early viewing is highly recommended.





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Location & Directions:

The pretty village of Beckermest lies some three miles south of Egremont and is less than five 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

The property can easily be found using the postcode CA21 2XQ and it is number 9. Alternatively, you can use What3Words: [///presenter.disprove.evenings](#)



- **Cottage style garden**
- **Modern kitchen & bathroom**
- **2 bedrooms plus attic room**
- **Popular village location**
- **Turnkey ready**
- **Tenure: Freehold**
- **EPC rating D**
- **Council Tax: Band B**

ACCOMMODATION

Entrance Hallway

15' 2" x 2' 10" (4.63m x 0.86m)

Approached via traditional timber door. With stairs to first floor, radiator, wood effect flooring, door to lounge/diner.

Lounge/Diner

26' 0" x 9' 11" (7.93m x 3.02m)

Spacious dual aspect reception room with some original cornicing to ceiling, log burning stove & door to kitchen diner.

Kitchen/Diner

19' 2" x 7' 11" (5.83m x 2.42m)

Fitted with a range of high gloss wall, base and full length units with complementary wood work surfaces incorporating matching breakfast bar and stainless steel sink and drainer unit with mixer tap. Electric hob with extractor over, separate electric oven and microwave integrated at eye level, integrated dishwasher and washing machine, understairs storage cupboard, two windows to side. The dining area has a pitched ceiling with UPVC double patio doors leading out to the rear garden, TV point, with tile effect flooring running throughout the room together with downlights.

FIRST FLOOR LANDING

13' 10" x 5' 4" (4.22m x 1.62m)

With stairs to attic room, Velux roof light, doors to first floor rooms.

Bathroom

8' 6" x 7' 10" (2.60m x 2.38m)

Fitted with modern white four piece suite comprising concealed cistern WC and wash hand basin, both set in wood effect vanity unit, panelled bath and corner shower cubicle with mains shower and PVC panelled walls, chrome laddered radiator, downlights, obscured window, tile effect flooring.





Bedroom 1

11' 10" x 11' 7" (3.61m x 3.53m)

Double bedroom fitted with original fireplace, sash window to front, radiator.

Bedroom 2

13' 11" x 7' 7" (4.24m x 2.30m)

Rear aspect bedroom.

SECOND FLOOR

Attic Room

13' 5" x 12' 0" (4.09m x 3.66m)

Pitched ceiling with Velux roof light, currently being used as a home office.

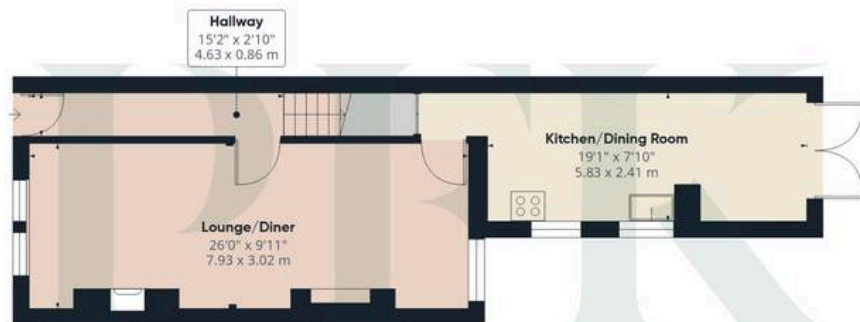
EXTERNALLY

Garden

To the front is a low maintenance garden, whilst to the rear the enclosed garden is mainly laid to lawn and enjoys a pergola seating area, useful storage options, attractive flower beds and wooden planters which complete the space.







Floor 0



Floor 1



Approximate total area⁽¹⁾

1034 ft²
96 m²

Reduced headroom

69 ft²
6.5 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.

GIRAFFE 360

ADDITIONAL INFORMATION

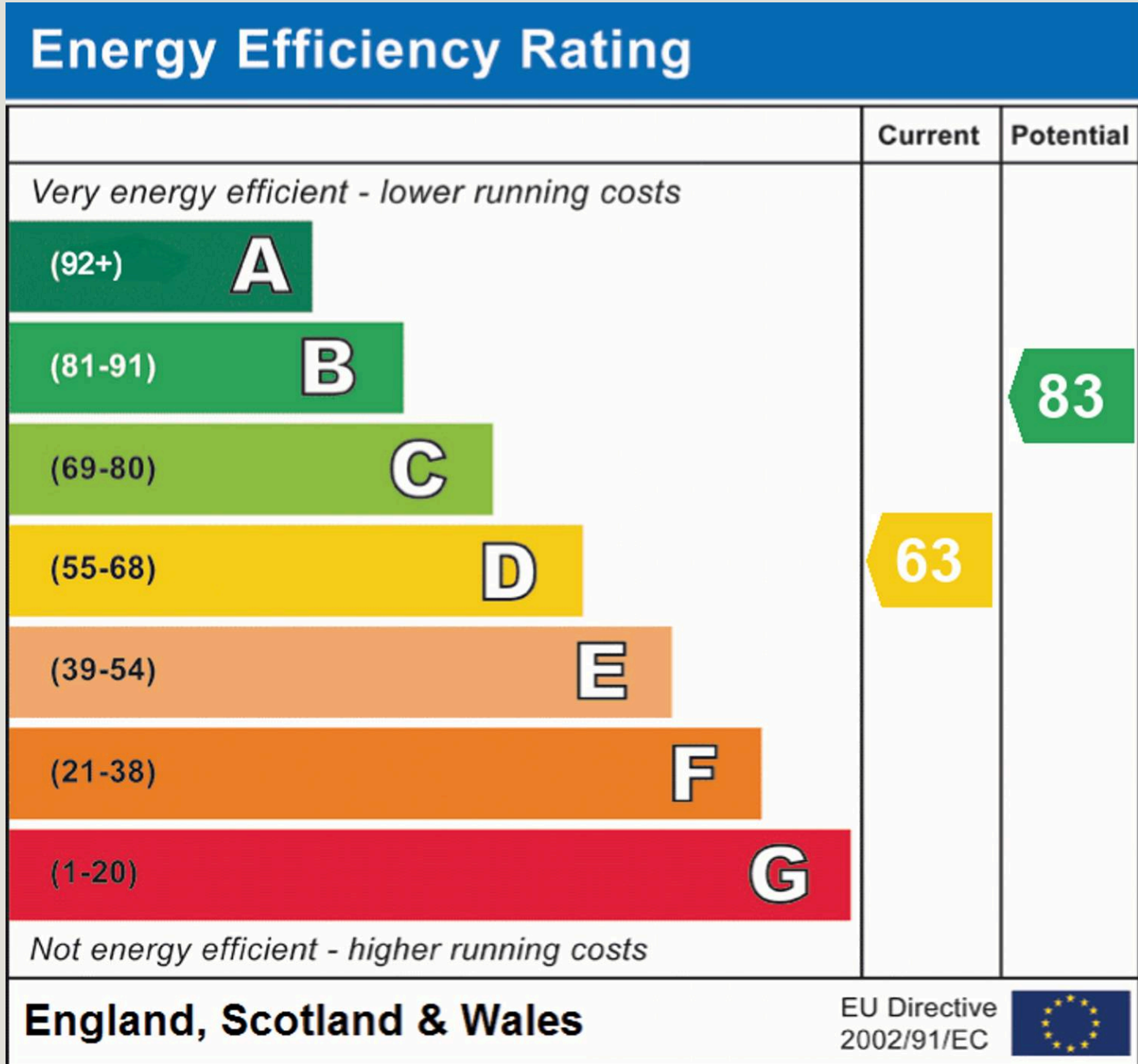
Services

Mains gas, electricity, water & 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.

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- 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.
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