



## Emlin Hall Emlin Hall, Beckermest, CA21 2YL

**£329,950**

COME AND VIEW THE PROPERTY THAT WAS FEATURED ON ESCAPE TO THE COUNTRY 2025!

There's nothing else quite like this, here's your opportunity to own a unique home. Nestled in the idyllic village of Braystones, Beckermest, this charming Victorian cottage is bursting with character, space, and countryside appeal. From the moment you arrive, it feels like home. Inside, you'll discover three inviting reception rooms, three well-proportioned bedrooms meaning there's plenty of space to grow, host, or simply unwind. The thoughtfully designed bathroom adds a touch of practicality.

Step outside and you'll really see what sets this property apart. Sitting on an extensive plot, the outdoor space is yours to enjoy all year round — whether it's relaxing in the sunshine, gardening, or creating your own private retreat. Add to that generous off-road parking (a real bonus in such a picturesque location), and you've got a home that truly ticks all the boxes.

Peaceful, spacious, and full of potential — this is a rare gem in Braystones that you won't want to miss. Call 01946 693931 today and come and see it for yourself.

## THINGS YOU NEED TO KNOW

The property benefits from gas central heating, double glazing, mains water and mains electric.

The property drainage is via a soak away at the top of the garden.

## ENTRANCE

Via large wooden front door into:

## HALLWAY

Radiator, side aspect double glazed window.

## DOWNSTAIRS BATHROOM



Four piece suite comprising of bath, walk in shower, WC (in separate room) and Wash basin, ladder style radiator, wall tiling, frosted double glazed window.

## KITCHEN

9'8" x 6'3" (2.96 x 1.93)



Range of wooden wall and base units with complementary work surface, integrated electric oven and hob with extractor fan above. Inset sink and draining unit, floor and wall tiling, plumbing for washing machine, door leading to small room housing wall mounted BAXI boiler. Double glazed window.

## DINING ROOM

11'3" x 8'7" (3.45 x 2.62)



Side aspect double glazed window, radiator.

## RECEPTION ROOM / LOUNGE

16'6" x 12'3" (5.03 x 3.74)



Rear aspect double glazed window, radiator, log burner, USB sockets, door leading to first floor stairs.

## RECEPTION / DINING ROOM (EXTENSION)

17'3" x 13'3" (5.27 x 4.06)



Extension built onto the original external stonewall of the main building. Sky light window alongside 2 internal windows looking into lounge and also two rear respect windows with garden view. Under floor heating alongside control system. A composite door allowing access to the front driveway and external grounds.

## 1ST FLOOR LANDING

Glass hatch leading to loft space. Doors leading to:

## BEDROOM 1

12'4" x 12'0" (3.76 x 3.67)



Double in size, radiator, side aspect double glazed window, original wooden flooring.

## BEDROOM 2

11'2" x 8'11" (3.42 x 2.73)



Double in size, radiator, rear aspect double glazed window.

## BEDROOM 3

11'3" x 8'9" (3.44 x 2.68)



Side aspect double glazed window, single in size, radiator, original wooden flooring.

## EXTERNALLY



Extensive grassed lawn area with field view behind. Wildflowers growing on the bank surrounding the property. There is also a log store. The external of the property is accessible at any time of day or night, using the handy security lights that are fitted. Electric sockets fitted.

## DRONE PHOTOGRAPHY



## PARKING

There is driveway parking for multiple vehicles.

## DIRECTIONS

Heading out of Whitehaven Town Centre onto Inkerman Terrace, turn right following the A595 all the way to the right turning onto the B5345. Take the first left turning off the B5345 following the road along, Emlin Hall can be identified on the right by a Grisdales for sale sign.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band C.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to

satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

## SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

## MORTGAGE ADVICE

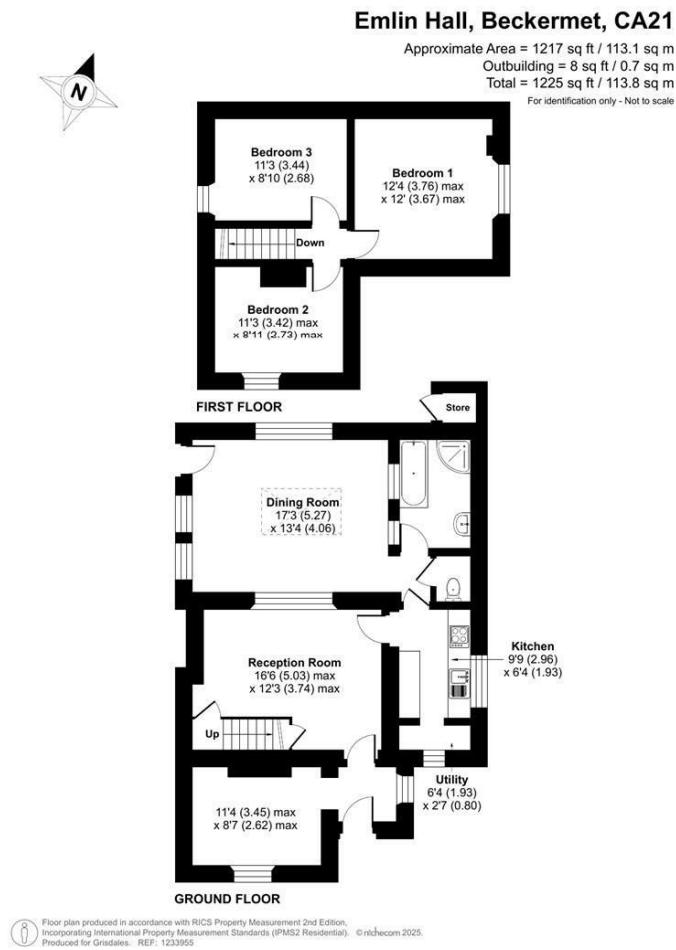
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales

office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

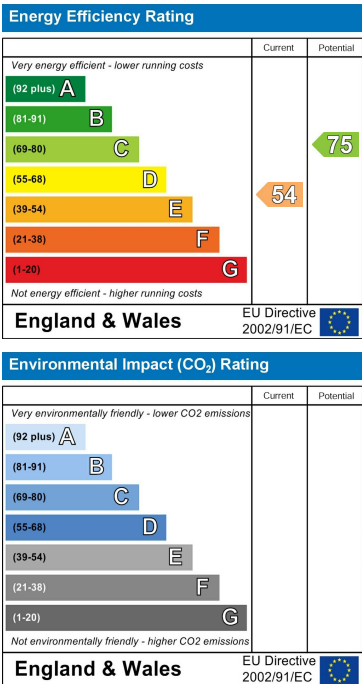
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.