



FOR SALE
Row Beck

High Station Houses, Dearham, Maryport, Cumbria CA15 7LB

**DAVIDSON
& ROBERTSON**
THE RURAL EXPERTS

Row Beck

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Discover Row Beck – a unique opportunity to acquire this spacious and versatile property with potential for various uses. Located in a peaceful setting, yet conveniently close to the sought after village of Dearham. With easy access to the West Coast and wider Lake district, this property presents a rare chance for dual living perfect for extended families, or a lucrative adventure through potential holiday lets or B&B accommodation. Row Beck is more than just a property, it's a lifestyle opportunity. Whether you are drawn to the serenity of the surrounding nature, the promise of adventure or potential for business, this home offers a rare chance to make it all yours.

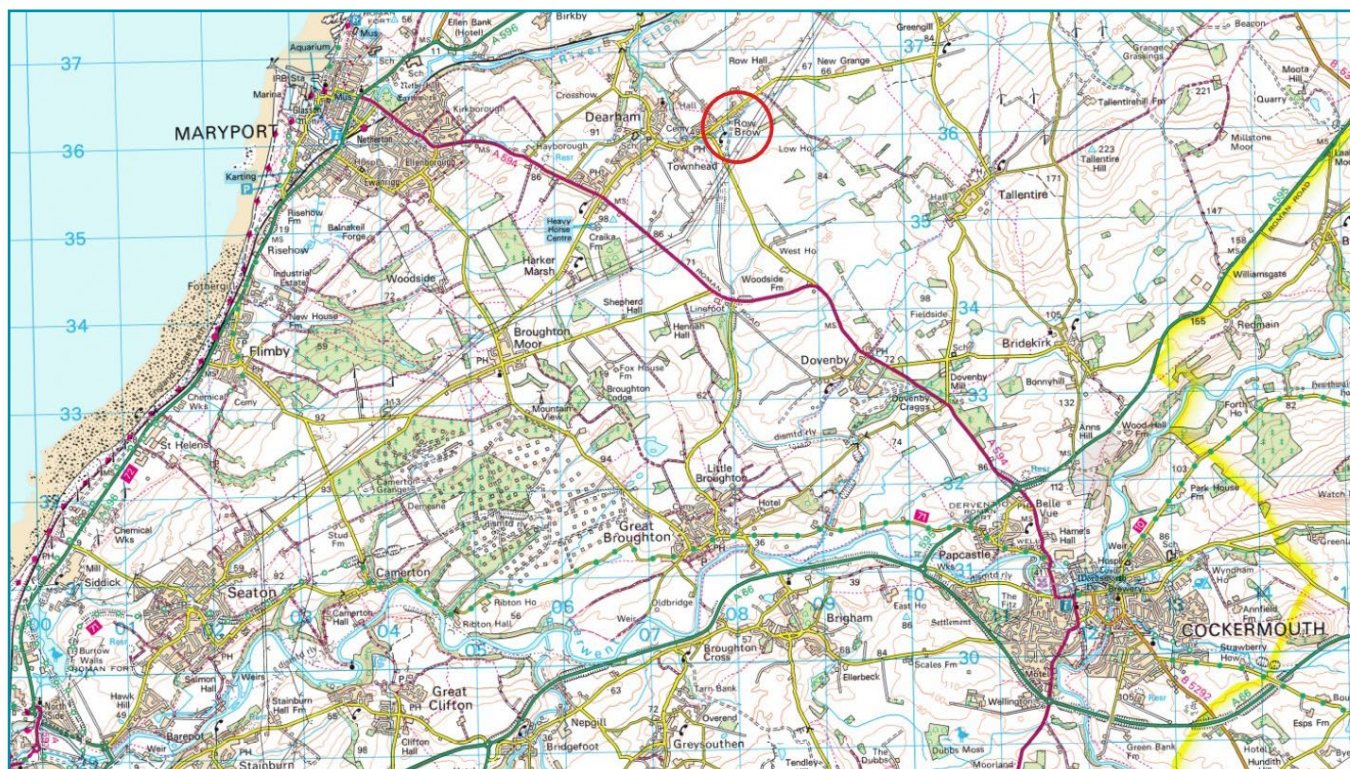
- Traditional five bedroom farmhouse
- Additional land extending to circa 1.5 acres
- Popular village location
- Peaceful and quiet
- Opportunity for dual living / flexible living accommodation

Selling agents

Davidson & Robertson

7M Lakeland Business Park
Cockermouth
Cumbria
CA13 0QT

Tel: 01900 268 633
Email: sales@drrural.co.uk
Web: www.drrural.co.uk



Situation

Row Beck lies just east of the popular village of Dearham, a location that blends rural charm with everyday convenience. "Row Beck" sounds a bit like the River Roe in Cumbria, which adds a quiet, local connection.

Dearham is a vibrant village offering a convenience store, petrol station, pub and 'outstanding' primary school. The village is also well located to the nearby towns of Cockermouth and Maryport offering further amenities, and the A595, A596, A66 offering access to the wider county, west coast, and Lake District. A village with deep historical roots, once a hub for coal mining, pottery, and brick making in the 18th and 19th centuries, it played a key role in Cumbria's industrial heritage. Education has long been central to the community, with its first school founded in 1715 and a strong tradition continuing today.

Maryport – 2.5 miles
Workington – 7 miles

Cockermouth – 5 miles
Carlisle – 30 miles

Access

Access to the property is via Row Brow, and across a private bridge over Row Beck.

The What3words code for the property is: ///reinvest.apron.weekend

The postcode for the property is: CA15 7LB

Directions

From Cockermouth take the A5086 heading north. At the roundabout take the second exit on to the A594. Follow the A594 for approximately 2 miles then turn right sign posted to Dearham. After approximately 1.5 miles turn right to cross the private bridge and access the property.



Description

Row Beck is a substantial five bed traditional farmhouse, set on the edge of the sought after village of Dearham.

Enjoying a peaceful and private position, the property offers generous accommodation with excellent potential for dual living, thanks to two separate staircases.

Ground Floor

The ground floor accommodation comprises:

- Kitchen with aga
- Reception Room
- Lounge
- Dining Room
- Bedroom with ensuite
- Two shower rooms
- Utility
- Study

First Floor

The first-floor accommodation comprises

- Four bedrooms
- Two ensembles
- Family bathroom

External

The property offers ample parking to the front and side of the property.

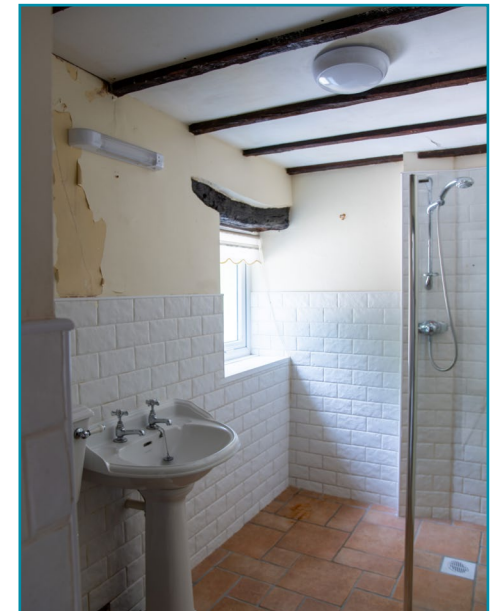
There is a large garden to the rear that is mainly laid to lawn.

In addition, there is an adjoining field extending to 1.5 acres or thereby providing further potential and privacy.

Tenure

The property is offered for sale as a freehold property.





Services

The property benefits from mains electricity and water, with drainage to a septic tank (buyers will accept the burden of ensuring the system is compliant). The property has gas central heating.

Please note we have not been able to test services or make any judgement on their current condition. Prospective purchasers should make their own enquiries.

Council Tax

This property is in the Council Tax Band D.

Fixtures & Fittings

All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances.

Energy Performance Certificate Rating

The EPC rating has been assessed as Band E. For full copies of the EPC information and copies of the reports please contact the Selling Agent.

Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

To the extent they are included within the vendor's title.

Local Authority

Cumberland Council
117 Botchergate
Carlisle
CA1 1RF
Tel: 0300 373 3732

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd.
Telephone: 01900 268633 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

Date of Entry

By mutual agreement.

Method of sale & guide price

Row Beck is being marketed with a guide price of £350,000. Additional land may be available at a guide price of £25,000. Please note that the additional land will not be sold prior to Row Beck.

Deposit

A deposit of 10% of the purchase price will be payable on exchange of contracts. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Broadband/Mobile signal

We understand that broadband & mobile reception is available. Buyers are advised to visit OFCOM website for an indication of supply and speeds: // checker.ofcom.org.uk/en-gb/broadband-coverage and carry out their own further due diligence.

Flooding

Prospective Purchasers should look into flood risk as part of their due diligence process. The Vendor has not made us aware of any flooding to the property in the past.

Parking

The property benefits from ample parking and a garage.

Restrictions

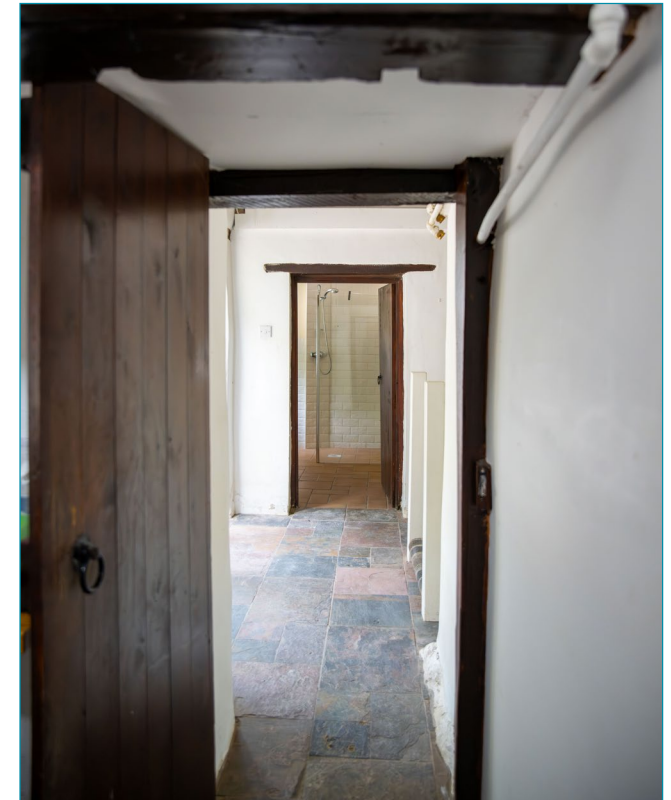
The Property is not understood to have the following restrictions conservation area, lease restrictions, listed building, permitted development restrictions, restrictive covenants, Tree Preservation Orders.

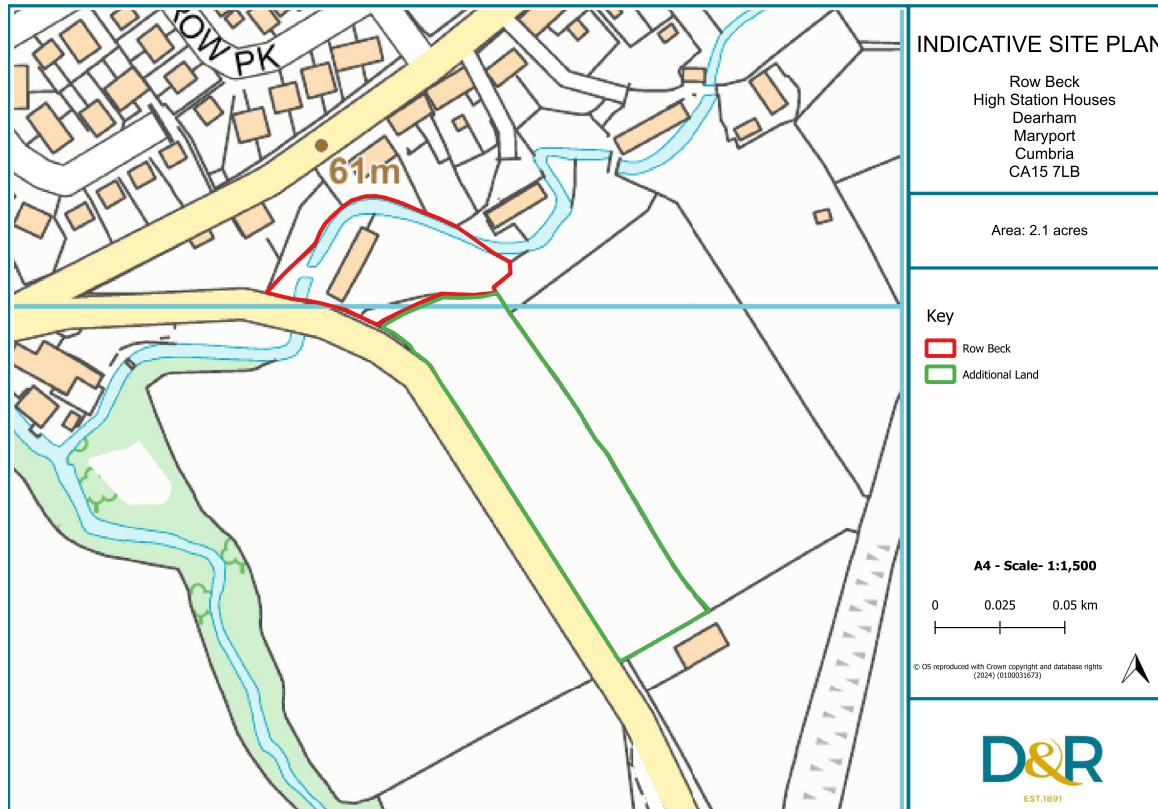
Proposal for development

Prospective Purchasers should look into proposals for development as part of their due diligence process. The Vendor has not made us aware of any proposals for development to the property or in the immediate locality of the property.

Solicitor

Sam McAlister
Miniham McAlister
Unit 1B South Mill
Warwick Bridge
Brampton
CA4 8RR
Tel: 01228 217218
Email: sam@minihanmcalister.co.uk





Important Notes

Interested parties should register their interest and any proposals should be submitted to sales@drrural.co.uk or to Suite 7M, Lakeland Business Park, Cockermouth, Cumbria, CA13 0QT. Should a proposal be submitted to the office address please also confirm via telephone or email. The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties. A closing date for proposals may be fixed. The owner is not bound to accept any proposal, or go to a closing date.

Offers and Anti-Money Laundering (AML) Regulations

All offers should be submitted to the Selling Agent. Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out money laundering checks on purchasers. To facilitate this and to proceed promptly with submitting an offer, the following documentation must be provided to us in advance (i.e. prior to or alongside the formal offer submission):

- Valid proof of identification
- Proof of current address
- Evidence of purchase method (e.g., Mortgage in Principle, Proof of Funds)

Upon verbal acceptance of an offer, we require to verify the purchaser's identity and use an online verification service provider to do so. We cannot enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

Third Party Rights and Easements

The subjects are sold together with and subject to all existing rights of way, easements, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. Particulars and misrepresentation These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

CCTV

In line with technology trends, some properties marketed by D&R, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.

Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.

2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.

3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.

4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.

5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.

6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.

7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.

8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.

9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.

11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Photographs Taken – August 2025
Particulars Prepared – August 2025



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