



Nestled on the outskirts of the sought-after village

Positioned on a quiet, road with little traffic

Beautiful garden which is private and the sun trap

Driveway providing off-street parking

Lovely lounge with multi-fuel stove

Modern kitchen with plenty of storage

Two generously sized bedrooms, first floor bathroom

Benefits from numerous recent upgrades

10 minutes to St Bees beach or Whitehaven town centre

A perfect home or even holiday home

The picturesque village of Sandwith has long been a highly desirable place to live. Located just a 10 minutes drive from Whitehaven town centre, its picturesque harbour, or 10 minutes from the long sandy beach of St Bees, this lovely village has plenty to offer. This particular home known as Meadow Cottage is located on the outskirts, set down a quiet lane, which receives very little traffic. Ideal for those who enjoy peace and quiet and privacy, but with all the convenience of easy access to nearby surrounding areas. The property is in excellent condition and has benefited from numerous amounts of work of the last few years. Attractive new rendering was completed in 2024 and a new roof installed in 2023. The property has eye-catching uPVC sash windows, which were installed in 2023. The same year the property had a new front door and French doors, which lead out from the lounge to the garden. There are new fascia boards, downpipes and guttering and the kitchen was installed around four years ago. This really is a home that is ready to move into, with nothing to do apart from unpack and relax. Within the property, there is a lovely lounge which has a multi-fuel stove and the French doors, that lead out to the garden. The spacious kitchen has plenty of style and storage. The property has two generously sized bedrooms and benefits from a first floor bathroom suite. The property has a driveway providing off-street parking for two cars. The garden is simply fabulous, bursting with colour from the wide variety of plants, flowers and shrubs. There is a multitude of seating areas, whether you choose the patio or the lawn, the choice is yours, you can sit and enjoy the sun which the garden receives throughout the day. The garden is incredibly private and is perfect for those who enjoy gardening or simply enjoying the peace, quiet and privacy that this wonderful home has to offer. To view the property please contact the office and we will arrange an appointment.

ACCOMMODATION

Lounge

This beautiful room feels very cosy and homely, with the centrepiece being the multi-fuel stove, set on a tiled hearth, with a large wood mantelpiece above. The room has decorative coving, original exposed beam, and a radiator. There is plenty of natural light by the double glazed sash window and uPVC French doors that lead out onto the garden. A fully glazed door leads to the kitchen, and there are stairs to the first floor landing.

Kitchen

A spacious and modern kitchen, incorporating a range of white shaker style, wall and base units, with a contrasting worktop and matching up stands. There is a built-in electric oven and grill, with a separate induction hob and stainless steel/glass extractor canopy above. The kitchen has space for a breakfast or dining room table and chair set. There are connections for a wall mounted TV, original exposed beam, a radiator and a double glazed sash window.

First floor landing

The landing provides access to both bedrooms, the bathroom and has an original ceiling beam.

Bedroom one

This lovely double bedroom has a large, three door fitted wardrobe. There is dado rail, a radiator and a double glazed sash window, that looks out onto the garden at the front.

Bedroom two

A second well presented, generously sized bedroom benefiting from a two door built in wardrobe. There is a radiator and a double glazed sash window.

Bathroom

A well-maintained bathroom comprising a bath with mixer tap, glass screen and shower above. There is a toilet and pedestal hand wash basin. The bathroom has tile flooring, a radiator, an extractor fan and a double glazed sash window.



Exterior

At the front of the property, there is a driveway providing off-street parking for two cars. The garden is a sheer delight and offers privacy and tranquillity. The garden has a wide variety of plants, flowers and shrubs and is bursting with colour. There is a spacious L-shaped lawned area, which is ideal for garden furniture. There is also a large patio which extends around the front of the property, continues around to the side which is also ideal for seating. Here you will find a garden shed. The garden is very private and gets the sun throughout the day and is perfect for those who enjoy being outdoors, pottering around in the garden or simply sitting back and enjoying the sunshine.

TENURE

We have been informed by the vendor that the property is leasehold.

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LOW FEES, LOCAL EXPERTISE

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NOTE

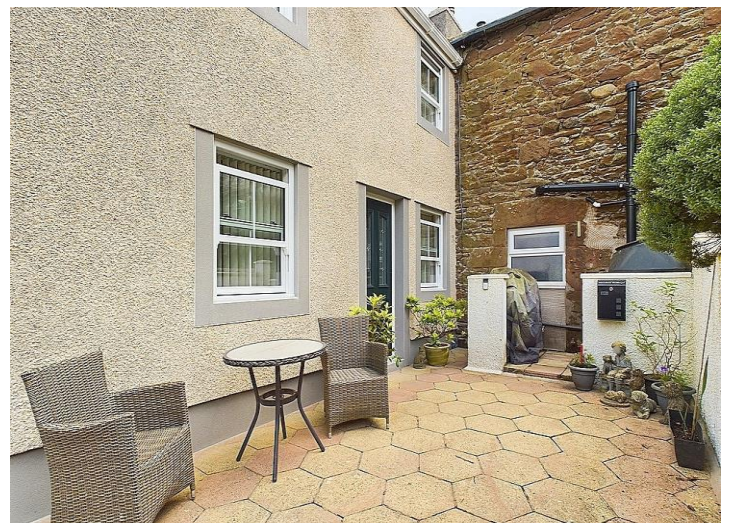
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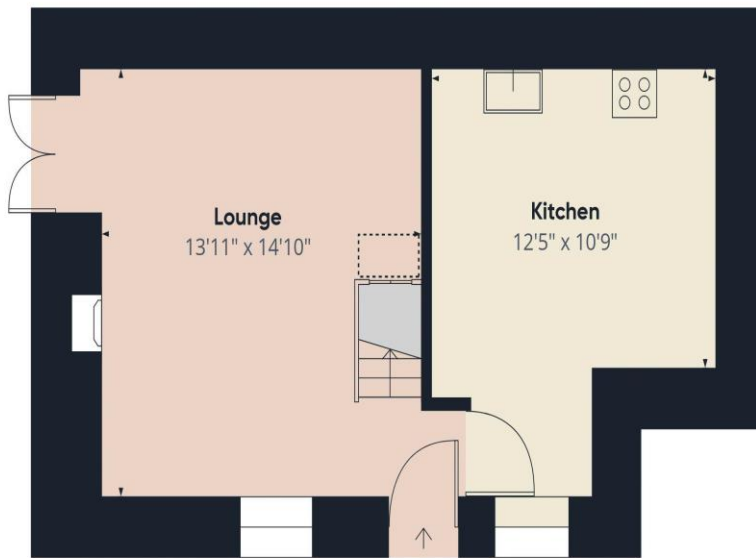
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Ground Floor



Floor 1



Approximate total area⁽¹⁾
750.26 ft²

Reduced headroom
12 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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