



Benefits from a basement providing excellent storage

Fabulous sitting room with fireplace and French doors

Balcony with fabulous sea and golf course views

Lovely lounge with French doors onto a balcony

Parking and low maintenance outside space

A gentle stroll to the beach

Modern four piece bathroom

Highly sought after location

Spacious and modern kitchen

Boasts a substantial two story extension

First impressions can be deceptive, certainly an understatement here. From the front this may appear to be a normal bungalow, but in fact boasts a substantial extension. The current owners of the property have completely transformed this home and it is now set over three floors and enjoys fabulous views. The owners have gone into the loft space and added a two-storey extension to the rear, creating versatile, spacious, living accommodation. One of the lovely things about the property is the large balcony with its glass balustrade, from where you can enjoy elevated views of the Irish sea and the golf course. The property is set in the picturesque village of St. Bees, which has long been a sought after place to live. Just a minutes stroll to the beach, the property is ideal for anyone looking to downsize or appreciate a fabulous view. The village has a long picturesque beach, a popular school, post office, numerous shops, pubs and a useful train station. It is an excellent place from which to explore the Cumbrian coastline and the quieter western fells which are just a short car journey away. Within the property there is a spacious kitchen, which opens to a lovely lounge featuring large windows and French doors leading onto a balcony. The lounge also opens to a dining area. There is an inner hall, which leads to the first bedroom and also a modern four piece bathroom suite. Stairs lead down to a fabulous sitting room, which has plenty of charm and boasts a wood burning stove and French doors leading out onto the patio. To the first floor there is a spacious second bedroom, enjoying the elevated sea views. The outside has been designed with ease of maintenance in mind, with a greenhouse, log store and raised beds to the front. There is a large basement under the property which provides fantastic storage. To the rear there is a spacious patio area from where you can enjoy a sea view and relax while enjoying the sunshine. Viewing is essential to fully appreciate the complete transformation this property has undergone, its fabulous setting and stunning views.

ACCOMMODATION

Kitchen

This rather spacious kitchen actually opens up to a space which could be utilized as a breakfast or dining area if desired. There is a range of stylist high-gloss graphite wall and base units, a solid quartz worktop and contrasting splash backs. The kitchen also boasts a three door range cooker with a five ring gas burning hob and stainless steel extractor is in place above. For convenience, the kitchen has an integrated dishwasher and fridge freezer. There is tiled flooring which continues onto a carpet, where you place your dining table or chairs. There is also a large laundry cupboard with plumbing for washing machine and space for a tumble dryer. A large radiator provides plenty of warmth and the room opens to the lounge and to an inner hall.



Lounge

Where do you start with this beautiful area of the home? Perhaps it is the large windows offering fabulous views across the golf course and the sea. Or maybe it's the French doors that open to an elevated balcony from which you can appreciate the scene before you. With these windows and French doors the room of course has lots of natural light. There are USB charging points and a spacious dining area. Here you will find an additional two radiators and an under stairs storage area. There are stairs down to the lower level, stairs up to the second floor and the dining area also leads through to an inner hall.



Inner hall

Here you have a handy two door fitted cupboard. The hall leads to the first bedroom and the bathroom.

Bedroom one

A spacious double bedroom with a radiator neatly positioned below a uPVC double glazed window that looks out onto the front of the property.

Bathroom

A modern four piece bathroom comprising of: an L shaped spa bath with water fall mixer tap, a shower cubicle with twin sliding doors featuring both monsoon and handheld shower heads. A wash basin with mixer tap set over a two drawer vanity which provides fantastic storage. There is a toilet, designer radiator, extractor, ceiling spotlights and a uPVC double glazed frosted glass window.



Sitting room

From the first floor a set of stairs takes you down to this room which may come as quite a surprise. You would never have thought this room even existed looking from the front of the property. Beautifully done the centrepiece has to be the wood-burning stove which is set on a large slate hearth. The room also has a total of four designer column radiators, which provide ample warmth when the fire is not in use. There is also plenty of natural light as there are a set of uPVC double glazed windows and uPVC French doors with side windows that lead out onto the patio area of the garden. It is not only on the first floor you can enjoy the view, here you get attractive view across the golf course and of the Irish sea.



First floor landing

The landing has a handy double socket and leads through to the second bedroom.

Bedroom two

A spacious double bedroom which boasts an elevated view across the coast, golf course and of course the beach and the Irish sea beyond. There are fitted under eaves clothes rails, a radiator and an additional skylight providing plenty of natural light. There is an area towards the end of the bedroom which makes an excellent dressing area.



Exterior

At the front of the property you will notice there is an area to park. There is also a greenhouse, wood store and raised vegetable beds. Along the right hand side there is a garden shed and steps leading down to the rear. Here you will find a spacious patio area from which you can enjoy a sea view and the patio gets the sun throughout much of the day.

TENURE

We have been informed by the vendor the property is a St, Bees leasehold with no fees.

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NOTE

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