



**Beautiful, extended terraced property**

**Spectacular sea views**

**Immaculate throughout, with a wealth of charm and character**

**Two light and airy reception rooms**

**Lovely original features, and a log burning stove**

**Two double bedrooms**

**Stylish four piece bathroom**

**Sought-after coastal village location**

**Walking distance to the beach**

**Well maintained rear garden**

Offered for sale with no forward chain is this stunning terraced cottage style home, which boasts spectacular sea views from the rear of the property. This fantastic home also boasts a rear extension, offering an additional reception room and a good size kitchen to the ground floor and a large rear garden. Situated in the highly desirable village of St Bees, which has always been a sought-after place to live. The picturesque long sandy beach and clifftops, where lovely walks can be enjoyed, are within easy reach. The village also boasts a renowned school, restaurants, a post office, and train station. This beautiful cottage fits perfectly into this lovely village, and would suit any buyer looking for beautiful views and a property ready to move into. When you step over the threshold into the beautifully presented lounge, you are immediately hit with the charm and character on offer. The log burning stove sits in the chimney breast of the exposed, stone wall and offers warmth throughout the property. With steps down into a versatile dining room, with internal double doors which open out to the kitchen. offering the first glimpse of that spectacular view. The country cottage style kitchen is perfectly in keeping with the style of the property. To the first floor, the split-level landing, and cottage style doors lead to 2 double bedrooms. The master bedroom sits at the rear of the property, and enjoys what can arguably be described as the best view in St Bees. Conveniently located between the bedrooms, is the four-piece bathroom, which boasts a freestanding, rolltop bath and separate shower. From the kitchen, there is access out to a lovely, rear garden, which has been beautifully maintained and boasts a flagstone patio and lawn area, with a lovely selection of mature shrubs and plants and a useful storage shed. The garden is the ideal place to relax and enjoy your beautiful surroundings. Ideally suited to a range of buyers, including first-time buyers, couples, or anyone looking to downsize, or perhaps a second home in this beautiful coastal village. This immaculate home really does need to be seen to appreciate what is on offer.

## ACCOMMODATION

### Lounge

Entering through a uPVC double glazed door, you are immediately hit with the charm of this gorgeous, cottage style property. The painted, exposed stone wall is a lovely feature, with a log burning stove, set into the chimney breast, with bespoke glass hearth. The uPVC double glazed, sash window sits above a lovely window seat, and there is a retro style, column anthracite radiator below. The modern décor is perfectly complemented by the beautiful, wooden floor and there are open stairs to the first floor, with the under stairs space exposed and held by the beautiful oak lintel, with steps down into the dining room.



### Dining room

From the dining room you get the first glimpse of the spectacular view to the rear of the property, this versatile space makes a fantastic dining room but could equally be a lovely sitting room, the modern, neutral décor is perfectly in keeping with the age of the property and is complemented by the continuation of the wooden flooring, a second, retro style column radiator provides additional warmth and there are wooden, glazed internal double doors, which open up into the kitchen.



### Kitchen

The country cottage style kitchen is perfectly in keeping with the age of the property, and features a range of wall and base units, with contrasting wood effect work surfaces and tiled splash backs. The circular sink, draining board and mixer tap are set below a uPVC double glazed window with stunning sea views at the rear of the property. There is plumbing for a washing machine, a built-in electric oven, with stainless steel gas hob, set into the worktop above, and integrated extractor hood. The kitchen features a built-in wine rack, tiled flooring and modern, décor, with a uPVC double glazed door with frosted glass, leading out onto the rear garden. The kitchen also houses the combi boiler.



### First floor landing

The split-level landing features a continuation of the painted, exposed, stone wall. There is beautiful chandelier lighting, and wooden cottage doors lead to 2 bedrooms and the bathroom.

### **Master bedroom**

This really is a room with a view, the uPVC double glazed window looks out over the rear of the property, with clear views of St Bees head, and open countryside leading to the sea. The bedroom also benefits from a built-in storage cupboard, modern décor, creating a light and airy feel, and a retro style, column radiator.

### **Bedroom two**

Situated at the front of the property, this beautifully presented second double bedroom, has a uPVC double glazed sash window, which overlooks the front of the property, with a retro style, column radiator. There is modern, neutral décor and loft access.

### **Bathroom**

The modern bathroom boasts a four-piece suite, and again it is perfectly in keeping with the age of the property, there is a freestanding, rolltop bath, with ornate mixer tap and hand-held showerhead attachment. The bathroom boasts a modern, metro tiled surround and a separate shower cubicle, with sliding glass doors, and reinforced mixer shower. There is also a toilet and pedestal sink, with decorative mixer tap. The skylight window provides plenty of natural light, and sits above the bath offering starry night views to relax to. There is a retro style, wall mounted, towel heating radiator, and tile effect flooring that finish of this lovely room.

### **Externally**

Unlike many terraces in the area, this beautiful property benefits from a good size rear garden, with a lovely, flagstone patio which is walled around with large lawn and there are mature shrubs and plants to the borders. The garden also boasts a useful storage shed, with a shared access path leading around to gated access onto the front of the property.

### **TENURE**

We have been informed by the vendor that the property is leasehold, with no annual charge.

### **COUNCIL TAX BAND B**

### **EPC TBC**



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## NOTE

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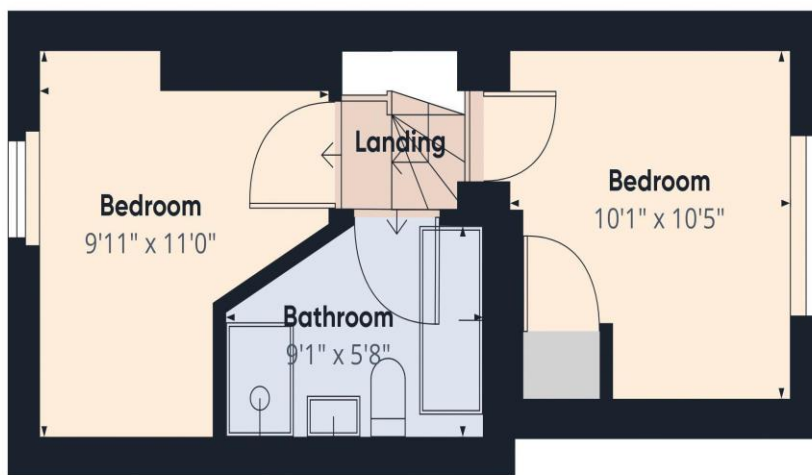
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Ground Floor

Approximate total area<sup>(1)</sup>  
641.08 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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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