



**Offered for sale with no forward chain**

**Driveway, garage and well maintained gardens**

**Popular coastal village location**

**Short distance to the beach**

**Open plan kitchen diner**

**Large detached family home**

**Versatile living space**

**Three bedrooms**

**Spectacular views**

**Excellent potential**

Offered for sale with no forward chain, is this substantial, detached, family home. With stunning elevated views across St. Bees and the Irish sea. The property whilst in need of some modernisation, offers versatile living space set over two floors, as well as gardens, garage, driveway and a utility. Set in an elevated position, boasting picturesque panoramic views across St. Bees and towards the Irish sea. This highly sought after coastal village has always been popular with families. With its long sandy beach and fabulous clifftop walks, the village has a range of amenities including a train station, shops, pubs and a Post Office. The accommodation briefly comprises of: entrance vestibule, large open plan living/dining space with a room divider to create separate spaces. There is a large kitchen diner with sea views, useful utility, downstairs toilet and a ground floor bedroom. To the first floor there are two further bedrooms and the family bathroom. Externally, the property enjoys a large plot with wrap around gardens. To the front of the property there is a good sized driveway which leads to the detached garage. The beautifully maintained split level gardens enjoy lawn areas bordered by a lovely selection of mature plants and shrubs providing a splash of colour. There is a well maintained lawn and gravel area to the front and rear patio area with pathway to the rear gate. Viewing is essential to appreciate the versatile space and the stunning views.



## ACCOMMODATION

### Entrance vestibule

Entered through a modern uPVC double glazed door with a frosted glass panel and a uPVC double glazed frosted glass side light. There is tiled flooring and provides access into the hallway via a wooden glazed door.

### Hallway

Open stairs to the first floor, a double panel radiator and decorative coving. Provides access to the open plan sitting/dining area, ground floor bedroom, the kitchen/diner, rear hallway, utility and downstairs WC.

### Kitchen/diner

A bright and spacious, open plan, kitchen diner with three uPVC double glazed windows, all enjoying spectacular elevated views. There are sea views from the westerly window and countryside views down towards St. Bees from the southerly windows. In the kitchen area there is a range of fitted wooden wall and base units, wooden work surfaces and tiled splash backs. There is an integrated fridge freezer, integrated dishwasher and a built in electric oven and grill. In addition there is a 1.5 stainless steel sink and drainer unit and a gas hob with integrated extractor hood in place above. The dining area also benefits from a bright southerly aspect and has a double panel radiator and ample space for a table and chairs.

### Open plan sitting/dining room

A fantastic and versatile space, which is open to the entrance area, with a uPVC double glazed window overlooking the gardens and a uPVC double glazed patio door leading out onto the rear patio and side garden. There is a retractable dividing door between the sitting area and dining area, this room benefitting from a uPVC double glazed window facing the rear garden.

### Ground floor bedroom

A good sized double bedroom, which again enjoys the beautiful views of open countryside, over St. Bees and towards the Irish sea. There is a uPVC double glazed window with a double panel radiator and feature decorative coving to the ceiling.

### Rear hall

A perfect place for storage, with built in shelving and hanging rail for coats. This room also houses the consumer unit and gas meter and is the passageway into the utility room.

### Utility room

A spacious utility area, with built in wall and base units, plumbing for a washing machine and space for tumble dryer. There is a stainless steel sink and drainer unit with mixer tap, a uPVC double glazed window which enjoys the views with a uPVC double glazed frosted glass door leading out to the rear of the property.





## Downstairs WC

Featuring a toilet and wall mounted wash basin with tiled splash back, a uPVC double glazed frosted glass window, decorative coving to the ceiling and housing the Worcester combi boiler.

## First floor landing

A spacious landing, with loft access to the ceiling which is fully floor-boarded and has mains power and lighting. The landing has a single panel radiator, a uPVC double glazed window and decorative coving to the ceiling. Provides access into the lounge, two bedrooms and family bathroom.

## Lounge

This beautiful, peaceful space commands spectacular views from the property. The large uPVC double glazed windows give stunning panoramic views across the Irish Sea to the West right across to the Lake District fells in the East. This fabulous open plan space has an abundance of natural light and also features a bespoke stone fireplace with mantle and integrated gas fire, a double panel radiator and TV point

## Family bathroom

A spacious family bathroom with a three piece suite plus walk-in gravity-fed shower which briefly comprises of: bath, toilet, pedestal wash basin and separate walk in shower cubicle with mixer shower and tiled walls. There is a wall mounted towel heating radiator and a uPVC double glazed frosted glass window.

## Master bedroom

With views across the village of St. Bees and the sea. When entering this spacious double bedroom you will be immediately drawn to the large uPVC double glazed window which again enjoys the spectacular sea views. With wall mounted decorative lights, decorative coving to the ceiling and a single panel radiator. The room also feature bespoke fitted wardrobes and dressing table.

## Bedroom three

A generously proportioned third bedroom, which is currently used as a crafting room, has decorative coving to the ceiling, a uPVC double glazed window overlooking the rear garden and there is a double panel radiator.

## Externally

The property enjoys a large plot, with wrap around gardens. To the front there is a good sized driveway which leads to the detached garage. The beautifully maintained, split level, gardens enjoy lawn areas bordered by a lovely selection of mature plants and shrubs which add a splash of colour. There is a well maintained lawn and gravel area to the front and a rear patio area with a pathway.

## TENURE

We have been informed by the vendor the property is freehold.





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## NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.







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Ground Floor

Approximate total area<sup>(1)</sup>

1363.73 ft<sup>2</sup>

Reduced headroom

15.97 ft<sup>2</sup>



Floor 1

(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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