



**A spacious property set over three floors**

**Village boasts a school, train station, shops and fabulous beach**

**Large open plan kitchen and diner with patio doors**

**Master ensuite, bathroom plus ground floor WC**

**Driveway and garage provide plenty of parking**

**Spacious lounge with sea views**

**Located in a highly sought-after, coastal village**

**Master bedroom with fantastic sea views**

**Walking distance to the shoreline**

**Pleasant, colourful garden to the rear**

This deceptively spacious property is nestled in a highly sought-after village of St Bees. First impressions can be deceiving as it initially appears this property is over two floors, but there are three. Step inside you will notice the stairs go down to the lower level as well as to the first floor where you will find the bedrooms. On the ground floor there is a spacious lounge with a pleasant outlook towards the sea. There is also internal access to the garage and a handy WC. Heading downstairs you'll find a lower hallway with a large, useful two door cupboard. A door leads to a versatile room which could be used as a large home office, games room, playroom, or hobby room, the choice is yours. On this level you will find the spacious, open plan kitchen and diner, with plenty of units for storage, as well as ample space for a large dining table and chair set. From here French doors lead out to the garden. Heading up to the first floor, there are three bedrooms, two of which enjoy fabulous, elevated views across St Bees, and the sea, towards the Isle of Man. The master bedroom benefits from an ensuite shower room, and this floor also has the family bathroom. Externally, the property has a block paved driveway which provides off-street parking. There is access down the right-hand side of the property to a lovely garden which feels very private. The garden is bursting with colour and is a lovely place in which to sit and relax. If you would like a little walk, the fabulous beach for which St Bees is so well known is within walking distance. The village has long been a sought-after place to live with its promenade and picturesque clifftop walks. The village also has a variety of amenities including a train station, school, pubs and caf  s. This is an excellent home for a young professional, couple or a family who wants to live in an attractive and sought-after location. To arrange a viewing please contact the office.

## ACCOMMODATION

### Hallway

The hallway is accessed via a composite door with decorative frosted glass panels. The hallway features decorative coving, modern flooring, a radiator and leads to the lounge, garage, and WC. Stairs lead up to the first floor landing and down to the lower level.

### Lounge

The spacious, light, and airy room has two uPVC double glazed windows which enjoy a pleasant outlook across St Bee's golf course, toward St Bees head and across the sea. Between the windows you will find a fireplace, with a stone effect hearth and surround. The room has modern flooring and two radiators provide plenty of warmth.



### WC

Here you will find a toilet and pedestal hand wash basin with mixer tap. There are part tiled walls, tile flooring, a radiator, and a uPVC double glazed frosted window.

### Lower level hallway

Here you will find a substantial, two door under stairs storage cupboard, which provides excellent storage. The hallway leads to the open plan kitchen and diner and a versatile room.

### Versatile room

The spacious room has plenty of options and could be used as a utility/storeroom, home office or games room as there is plenty of space and the choice is yours.



### Kitchen/diner

This large, open plan kitchen and diner incorporates a range of wall and base units, with a complementary worktop and tile splash backs. There is a built-in electric oven and grill, with a separate gas hob and extractor fan in place above. The kitchen boasts a full-size, integrated fridge freezer and a 1.5 stainless steel sink with drainer boiler mixer tap, set below a uPVC double glazed window. There is plenty of space for a breakfast or dining table and chair set and at this end of the kitchen you will find French doors that open out to the patio area of the rear garden. There is also a radiator in place.



### First floor landing

The landing provides access to all three bedrooms, the bathroom, and the loft. The landing benefits from a handy double socket and an airing cupboard.

### Master bedroom

A lovely feature of this double bedroom is from its elevated position you can enjoy a fabulous view. Looking out over rooftops, across the golf course, toward St Bees head and across the sea with the Isle of Man visible in the distance. The room has a radiator and features an ensuite shower room.

### Ensuite

There is a shower cubicle, with the shower control set on the tiled surround. There is also a toilet and pedestal hand wash basin with mixer tap. The ensuite features a shaver point, tile flooring, a radiator, ceiling spotlights and an extractor.

### Bedroom two

A second double bedroom benefiting from a radiator and a uPVC double glazed window which allows in plenty of natural light and looks out to the front.

### Bedroom three

Currently used as a home office, there is a radiator and a uPVC double glazed window enjoying a similar fabulous view to the one from the master bedroom.

### Family bathroom

The bathroom incorporates a bath with mixer tap and shower above. There is a toilet and pedestal hand wash basin with mixer tap. The bathroom has partially tiled walls, tile flooring, a shaver point, a radiator, ceiling spotlights and a uPVC double glazed frosted window.

### Garage

The garage benefits from an electronic up and over door. There is lighting and power points in the garage.

### Exterior

At the front of the property, there is a well-maintained block paved driveway, which leads up to the garage and provides plenty of off-street parking. At the rear, there is a pleasant garden, bursting with colour due to the wide variety of flowers, plants, and shrubs. The patio area is incredibly private and central to the garden is a well maintained lawn. There is access to and from the rear garden, via steps along the right-hand side of the property. The rear garden is securely fenced around, making suitable for those with young children or pets.

### TENURE

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

### COUNCIL TAX BAND C

### EPC TBC



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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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