



A stunning, luxurious barn conversion

Finished to the highest of standards

Stylish en-suite and separate shower room

Boasts a garage for parking/storage

Highly desirable village location

Fabulous open plan living

Beautiful Hettich kitchen

Two lovely bedrooms

Balcony with beautiful views

Ideal holiday let or second home

Stunning barn conversion, with “upside down” living concept, this truly is a wonderful property and should be viewed to appreciate the unique space. Situated in the highly desirable village of St. Bees, the village has always been a sought after place to live, with the picturesque long sandy beach and cliff tops where lovely walks can be enjoyed. The village has renowned schools, restaurants, a post office and a handy train station. This property fits perfectly into this lovely village and would suit any buyer who is looking for something unique. The property is designed with the living space to the first floor and makes the most of the views. Also on the first floor you will find a stunning, open plan, kitchen/lounge and diner with an eye-catching vaulted ceiling making the room feel incredibly spacious, as well as light and airy. There there is a Hettich kitchen with Dekton work tops and numerous integrated appliances. The kitchen area is separated from the lounge and diner via beautiful balustrades. The centrepiece of the lounge has to be the feature media wall with glass front electric fire and large flat screen TV. You can enjoy beautiful views towards the sea from the lounge or you can relax on the balcony with a glass of wine. On the lower level a charming hallway leads to both double bedrooms. The master bedroom boasts a stylish en-suite shower room and also a fully glazed door that leads out to the seating area where you can enjoy your morning coffee. The ground floor has a second, modern, shower room. Off the hallway there is access to a garage which provides useful off street parking or makes fantastic storage/utility. This home will most certainly suit a range of buyers, perhaps a young professional couple or someone looking to downsize. It would also make a fabulous holiday home and is currently run as a successful holiday let and can be sold furnished subject to agreement. To fully appreciate all this property has to offer, as well as its views and lovely location, we highly recommend you arrange a viewing at your earliest convenience.

ACCOMMODATION

Hallway

The well presented hallway, gives the first glimpse of the standard of this stunning property. Accessed via a composite door with a large frosted glass panel. The hallway has eye catching wood panels which are painted dark blue and is highlighted from the white colours to the walls. The floor is laid with oak flooring and you will find a designer radiator which provides plenty of warmth. The hallway has useful power points, an under stairs storage cupboard and leads to both bedrooms, the shower room and the garage. There are beautiful oak stairs leading to the first floor.

Bedroom one

This beautifully presented double bedroom boasts connections for a flatscreen wall mounted TV and has four ceiling spotlights in addition to two pendant bedside lights. The bedroom has a fully glazed door that leads out to a seating area and benefits from an en-suite. The exterior seating area is laid with decking and is an ideal place for your morning coffee or to sit out and relax with your favourite beverage and a good book.

En-suite

This stylish shower room comprises a shower cubicle with a monsoon showerhead and controls neatly set onto the tile surround; and within the shower there is a useful alcove, ideal for shampoo bottles. There is a toilet, a wall hung wash basin with mixer tap, heated towel rail, oak flooring, part tiled walls, an extractor fan and a double glazed window.

Bedroom two

This well presented second double bedroom is of a generous size and features a designer radiator providing ample warmth when required and there is a double glazed window, which looks out towards the front of the property.

Shower room

A stylish modern shower room with plenty of style. There is a shower cubicle with a monsoon showerhead, a washbasin which is set on a wooden plinth with mixer tap and tiled splash back. You will also find a toilet, oak flooring, modern ceiling spotlights, an extractor fan and a double glazed window.



Stairs to the first floor

The stylish wooden stairs have attractive feature lights.

Open plan kitchen/lounge and diner

An impressive and absolutely stunning open plan living area incorporating dining area, lounge and high-end fitted kitchen. This beautiful open plan room boasts a vaulted ceiling and has lots of natural light via the four double glazed windows, with views across fields towards the sea. There are also two large skylights which flood the room with natural light.

Lounge and dining area

The centrepiece of the lounge and dining area has to be the eye-catching feature wall which incorporates a stylish electric fire and a large flatscreen TV. There is an attractive sandstone feature wall and the whole of the first floor is laid with oak flooring. There is plenty of space for a large family sized dining room table and six chairs. There are two rows of ceiling spotlights, equidistant from the large central ceiling beam. A fully glazed uPVC door leads out onto the balcony.

Kitchen area

A stylish modern high end kitchen area incorporated into the open plan space. There is a range of wall and base units, a large 90 cm induction hob set within the Dekton worktop. Integrated appliances include a full-size oven, a microwave, wine cooler, separate fridge and freezer, and a dishwasher. The worktop has a breakfast bar with three feature downlights.

Balcony

This is a fabulous place to enjoy your morning coffee or afternoon tea whilst taking in the sunshine and enjoying the stunning views over St. Bees. The balcony has an attractive glass balustrade.

Garage

The garage features an up and over door and can double as a utility area. With an internal door leading to the ground floor of the house.

Council tax band D

EPC B



TENURE

Most properties in the old part of St Bees, including this one, have a rolling 999 lease with no ground rent, no service charge and no freeholder. The vendor's solicitor will be happy to give further details.

LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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.







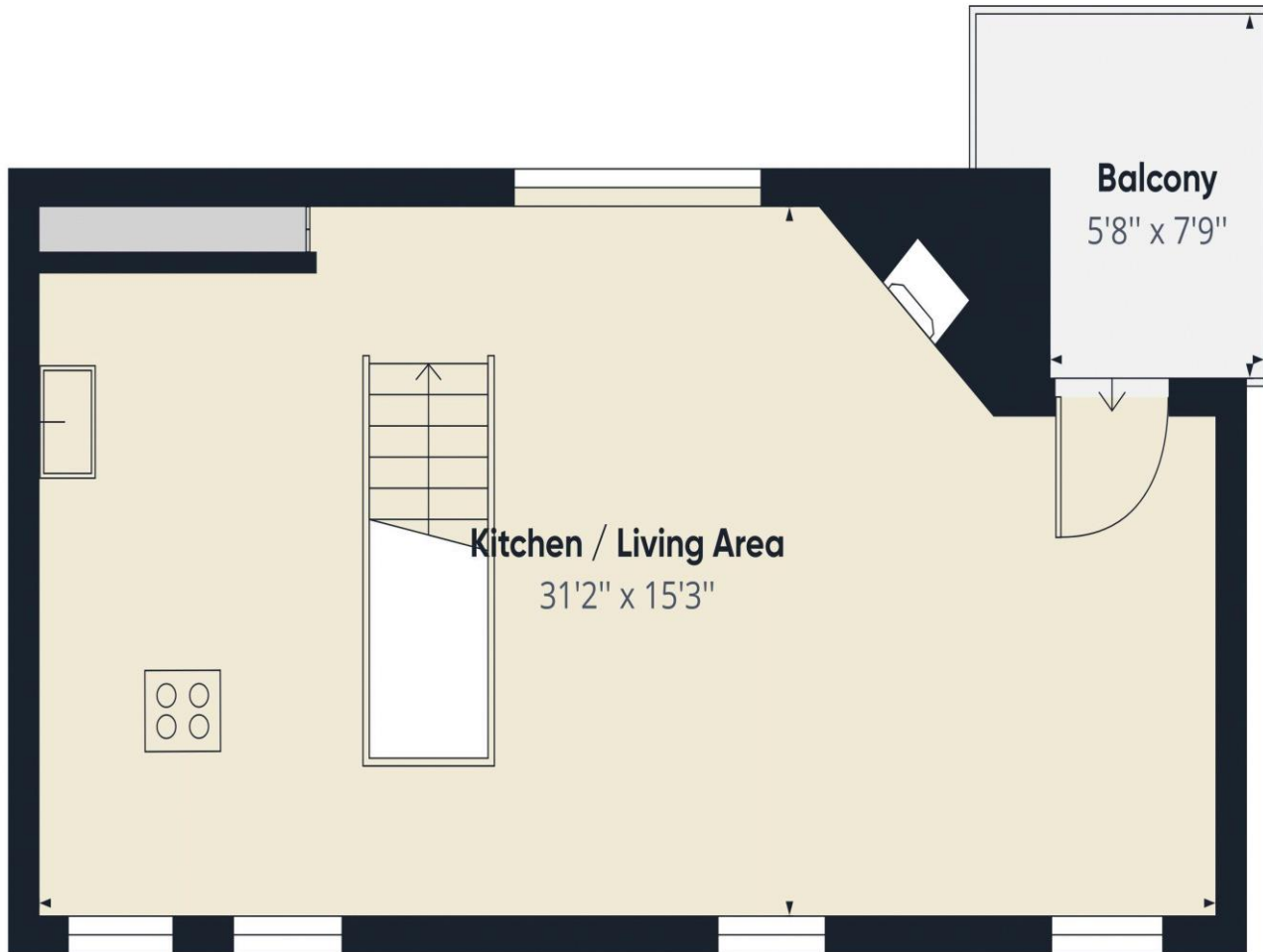
Approximate total area⁽¹⁾
425.39 ft²

(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.

GIRAFFE360

Ground Floor



Approximate total area⁽¹⁾
413.96 ft²

(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.

GIRAFFE360

Floor 1