



Located just a stones throw from the beach

Popular coastal village

Stunning, open plan lounge, kitchen diner with French doors

Immaculately presented throughout

Stylish modern bathroom, master ensuite and downstairs WC

Modern kitchen with integrated appliances

Low maintenance rear garden, with patio and decked area

Beautiful cliff top walks on the doorstep

Three good size bedrooms, one with fitted wardrobes

Close to local amenities

This beautiful property is nestled in the picturesque, coastal, village of St, Bees. The village has always been a highly desirable place to live, with its famous school, railway station, pubs, and restaurants as well as the long sandy beach and famous cliff tops. This property is just a short walk to the beach. Stepping inside the property, you get a feel for the tasteful and immaculate décor found throughout. With an oak door leading to the beautifully presented, open plan lounge, kitchen diner. With French doors leading out to the rear garden and a full height side window, flooding the room with natural light. And another oak door leads to the stylish, downstairs WC. Heading up to the first floor you will see the beautiful oak balustrades leading all the way up to the landing. Oak doors lead to immaculately presented generously sized bedroom with the master boasting a modern ensuite. The stylish, modern family bathroom is also located on the first floor. Externally, to the front of the property, there is a driveway providing plenty of off-street parking. At the rear, there is a low maintenance garden which features a decked area, lawn and raised flower bed. There is a central path that leads out onto the pavement and is just a minute walk to the beach. You can also see the famous cliffs leading down to the shoreline that St Bees is so famous for. We expect interest in this stunning property to be high, so to avoid disappointment call the office today to arrange a viewing.

ACCOMMODATION

Hallway

This lovely hallway is accessed via a composite door with frosted glass panels, and a full height frosted side panel which allows in plenty of natural light. You will notice the stylish flooring and oak veneer doors which set the scene, for the style and quality you will find throughout the property. The hallway benefits from laminate flooring, an under stairs storage cupboard, a radiator, phone point and a handy double socket. There is an additional cupboard, and the hallway leads through to the open plan lounge, dining kitchen, WC and there are stairs to the first-floor landing.

Open Plan lounge, dining and kitchen

The beautiful and modern kitchen is in superb condition and comprises of high gloss white wall and base units, with a contrasting, wood effect worktop and matching up stands. The kitchen is illuminated by two rows of ceiling spotlights and there are also cupboard lighting and kickboard lights. The kitchen boasts a built-in electric oven and grill and a separate, five ring gas hob, there is a glass splash back and extractor canopy in place above. There is an integrated microwave, dishwasher and washing machine. A 1.5 stainless steel sink with drainer board and mixer tap, is set below a uPVC double glazed window that looks out to the front. There is ample space for a large, family size dining room table and chair set, and the ceiling spotlights continue through to the lounge area. The whole room has stylish, laminate flooring and plenty of natural light. The lounge has a large uPVC double glazed window and boasts uPVC French doors that lead out to the rear garden. The room has a total of two radiators which provide plenty of warmth and the lounge has a TV and phone point. For anybody who appreciates modern, open plan living this really is a fabulous room.

WC

The stylish room has a wall hung, pushbutton toilet and a wall hung wash basin with mixer tap and chrome pipes. There are partially tiled walls, laminate flooring, a radiator, and an extractor fan.

First floor landing

The spacious landing has a double socket, a radiator and airing cupboard. The same, stylish oak veneer doors found downstairs, lead to all three bedrooms and the bathroom. From the landing you can also access the loft.



Master bedroom

A well presented double bedroom, boasting fitted wardrobes and a stylish, ensuite shower room. A radiator is neatly placed below a uPVC double glazed window that has a pleasant outlook across St Bees.

Master ensuite

The stylish ensuite shower room comprises of a shower cubicle, with sliding door and both monsoon and handheld showerhead. There is a wall hung vanity unit with built in wash basin with mixer tap set below a mirror with touch button lighting. The ensuite also has a toilet, shaver point, chrome heated towel rail, part tiled walls, ceiling spotlights, an extractor fan, and a uPVC double glazed frosted window.

Bedroom two

A lovely second double bedroom with the uPVC double glazed window enjoying pleasant views toward St Bees head, the cliffs, and the beach below. The room is tastefully decorated, and a radiator is centrally placed below the window.

Bedroom three

A good sized third bedroom, currently used as an office, but can be used as a double bedroom. With a radiator and a uPVC double glazed window.

Bathroom

The stylish family bathroom has a bath with glass screen, mixer tap and shower attachment. There is a toilet and wash basin with mixer tap, set in a multi cupboard, vanity which provides plenty of storage. The walls are partially tiled with eye-catching tiles and a chrome heated towel rail provides ample warmth. The room has a shaver point, ceiling spotlights, an extractor fan, and a uPVC double glazed frosted window.

Exterior

To the front of the property, there is a driveway providing plenty of off-street parking. At the rear, there is a low maintenance garden which features a decked area, lawn and raised flower bed. There is a central path that leads out onto the pavement and is just a minute walk to the beach. You can also see the famous cliffs leading down to the shoreline that St Bees is so famous for.

TENURE

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

COUNCIL TAX BAND C



LOW FEES, LOCAL EXPERTISE

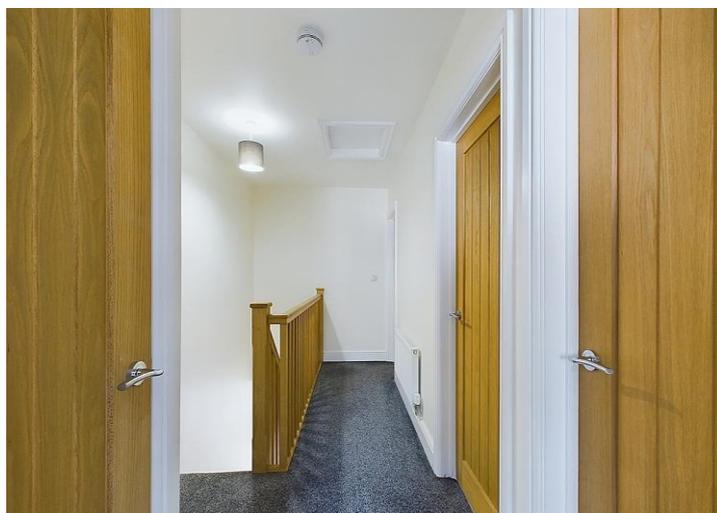
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MORTGAGES

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NOTE

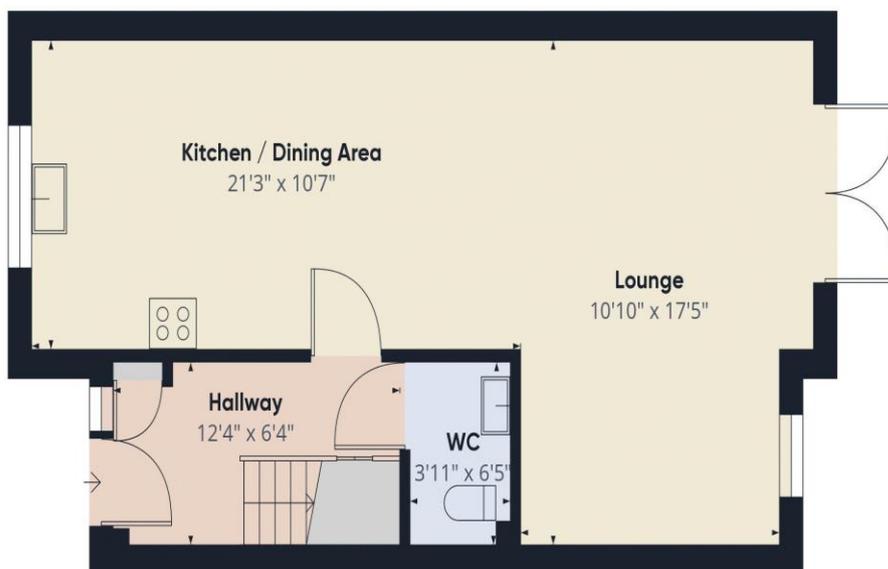
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Ground Floor

Approximate total area⁽¹⁾
1039.3 ft²



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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