

PFK

Beulah Nook, 6 Grindal Place, St Bees, Cumbria CA27 0BS

Guide Price: £265,000





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LOCATION

St Bees is an attractive seaside village situated on the west coast, just four miles south of Whitehaven. Famed for its long sandy beaches, St Bees Head is also the starting point for the 'Coast to Coast' walk. The village itself has a range of local amenities, a highly regarded primary school, and commuter links via the A595 and railway.

PROPERTY DESCRIPTION

Beulah Nook is a stunning four bed property in the heart of St Bees, offering a unique blend of modern luxury and timeless character. This charming home has been finished to an exceptional standard, showcasing characterful features like exposed beams and sandstone detailing. Situated in an enviable position close to the village centre, it provides easy access to local amenities while also enjoying a peaceful setting. Designed with versatility in mind, the property is perfectly suited for use as a holiday let or second home, taking full advantage of its picturesque location. Equally, it would make an ideal retirement haven or a comfortable family residence.

Inside, the property boasts a welcoming entrance hallway leading to a spacious lounge with patio doors opening onto a private courtyard garden, ideal for relaxation or entertaining. The large dining kitchen, complete with a snug area, is a central hub for family gatherings. The split-level, galleried landing with its expansive window floods the home with natural light and offers a charming view of the courtyard, enhancing the sense of space and tranquility. The upper floor features four generously sized bedrooms, including a luxurious ensuite in the principal bedroom, and a beautifully appointed family bathroom. Externally, the property boasts a delightful walled courtyard garden perfect for outdoor dining and entertaining.

With its high specification finishes and thoughtful design, Beulah Nook offers modern living with an abundance of character, perfectly suited to those seeking a peaceful retreat or a vibrant family home in one of Cumbria's most desirable coastal villages.

ACCOMMODATION

Entrance Hallway

Accessed via UPVC door part glazed door with glazed side panels and glazing over which floods the galleried landing with natural light. Stairs to the first floor with understairs storage cupboard, exposed sandstone detailing, tile effect flooring and solid oak doors leading to the lounge and kitchen.

Lounge

5.57m x 5.72m (18' 3" x 18' 9") A beautiful and spacious reception room, benefitting from two windows to the side and patio doors with glazed surrounds leading out to the courtyard garden to the front. Exposed ceiling timbers, attractive woodburning stove set in a brick hearth with solid wood mantel and surround, radiator and flagstone flooring.

Dining Kitchen

3.9m x 6.77m (12' 10" x 22' 3") A beautiful room with flagged flooring throughout and ample space for a snug area with exposed stone detailing and space for an electric stove with solid wood mantel over. The kitchen area is fitted with a range of solid wood, matching wall, base and glass fronted display units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances including fridge freezer, dishwasher and washing machine, space for range style cooker with extractor over, breakfast bar seating area and space for a large dining table and chairs. Exposed beams, radiator, four windows and part glazed UPVC external door.

FIRST FLOOR

Landing

A split level landing area with exposed beams and staircase leading off to the ensuite principal bedroom and an additional bedroom, with steps continuing up to a beautiful galleried landing area, overlooking the front courtyard garden by way of the large window in the entrance hall, and giving access to two further bedrooms and the family bathroom.

Family Bathroom

1.74m x 2.78m (5' 9" x 9' 1") Fitted with a three piece suite comprising low level WC, wash hand basin and wood panelled bath with electric shower over, part tiled walls, chrome ladder radiator, Velux rooflight and recessed ceiling spotlights.

Bedroom 1

5.56m x 2.91m (18' 3" x 9' 7") A spacious double bedroom with two radiators, loft access hatch and twin windows.

Bedroom 2

2.88m x 2.78m (9' 5" x 9' 1") A double bedroom with window, radiator and currently utilised as a home office.

Bedroom 3

2.82m x 4.37m (9' 3" x 14' 4") With exposed ceiling timbers, two radiators and twin windows.

Principal Bedroom

2.35m x 4.59m (max) (7' 9" x 15' 1") A bright and spacious double bedroom with part vaulted ceiling and beautiful apex beams with exposed ceiling timbers, two windows, two radiators and door to the ensuite.

Ensuite Shower Room

1.53m x 2.56m (5' 0" x 8' 5") Fitted with a three piece suite comprising close coupled WC, wash hand basin and large shower cubicle with mains shower. Fully tiled walls and tiled flooring, recessed ceiling spotlights, chrome laddered radiator, exposed beam and small window.

EXTERNALLY

Gardens

The property benefits from an attractive, sandstone walled courtyard garden which can be accessed from the main road, with steps leading down into the courtyard which has a large area laid to slate chippings with raised flower beds, rockery garden and a beautiful paved patio area, perfect for outdoor entertaining.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is leasehold.
The EPC rating is TBC.

Leasehold

The property is Leasehold - this is a historic 1000 year St Bees lease with no ground rent/service charge payable. For further information regarding the terms of the lease please contact PFK.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA27 0BS and identified by a PFK for sale board, alternatively by using What3words///mascot.handwriting.unheated



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