



16 FINKLE STREET | ST BEES | CUMBRIA | CA27 0BN

PRICE £195,000



Lillingtons
Estate Agents

SUMMARY

We do like a period property here at Lillingtons, and think this double fronted Grade II listed home in the super popular village of St Bees will make a really special home! Located at the start/finish of Wainwright's famous Coast to Coast footpath, the property is within an easy stroll of pubs, the station, shop and of course the sandy beach with beach cafe, This super cute cottage will benefit from modernisation but seems in decent structural condition, giving you a great place to start your project. The deceptively generous accommodation includes three separate reception rooms, a fitted kitchen, three double bedrooms and a large first floor family bathroom. There is access to the garden at the side which is a generous courtyard style affair with useful outbuilding and an outside utility store, and with no chain, this property really is a great buy!

EPC band TBC

GROUND FLOOR

ENTRANCE HALL

A painted front door leads into hall with arch fanlight over. Doors to rooms, electric heater, picture rail, dado rail, stairs to first floor, under stairs storage cupboard

DINING ROOM

Sash window to front with shutters, electric heater, recessed cupboard with display shelves over

LIVING ROOM

Sash window to front with shutters, electric heater, fire surround, built in cupboard with display shelves, picture rail, cornice to ceiling

SITTING ROOM/STUDY

Sash window to rear with shutters, former meat hooks in ceiling

KITCHEN

Sash window to side, part glazed door to garden, cupboards and work surfaces, single drainer sink unit with tiled splashback, electric hob with eye level oven, space for washing machine and fridge, under stairs cupboard

FIRST FLOOR

LANDING

Arch feature window to rear, doors to rooms

BEDROOM 1

Sash window to front, fire surround, electric heater, picture rail

BEDROOM 2

Sash window to front, electric heater, cast iron fire surround

BEDROOM 3

Sash window to rear

BATHROOM

Sash window to rear, panel bath with electric shower unit, glass screen, hand wash basin set in cupboard unit, low level WC. Built in double airing cupboard, part tiled walls

EXTERNALLY

To the rear is a charming walled courtyard garden with a path leading to a side gate in the wall and access onto a side lane plus a higher level paved area with planted areas. Useful outhouse by the gate in wall. Utility style store.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: C

Tenure: Ancient St Bees 999 year Leasehold

Services: Mains water and electric are connected, mains drainage

Fixtures & Fittings: Carpets

Broadband type & speeds available: Standard 4Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates Vodafone and EE have good signal outdoors but variable service indoors. EE and 3 have variable service outside and no signal indoors.

Planning permission passed in the immediate area: None known

The property is Grade II listed

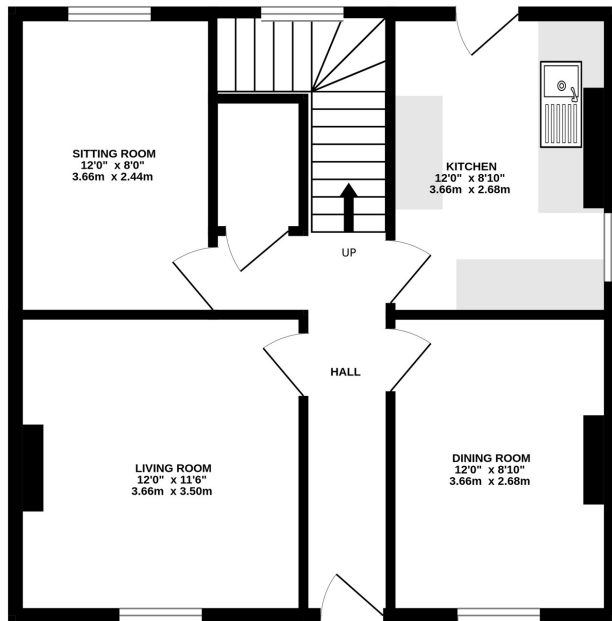
DIRECTIONS

From Whitehaven head south on the A595 towards Egremont. Before reaching Bigrigg turn right to St Bees and follow the lane into the village. Once through the narrows the road becomes Finkle Street and the property will be located on the right before you reach the station.

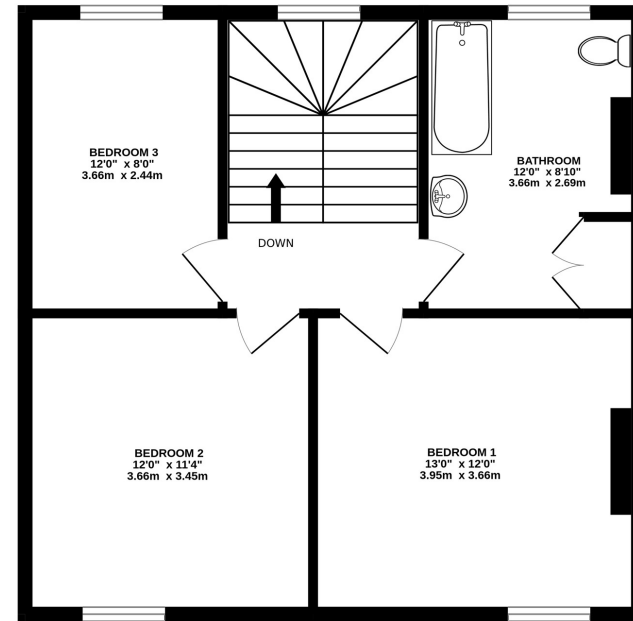




GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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www.lillingtons-estates.co.uk

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