



BELMONT NORTH SHORE | BRAYSTONES BEACH | CUMBRIA | CA21 2YL

PRICE £170,000





SUMMARY

Ever dreamed of living right on the beach? Watching the summer sun set over a driftwood campfire or the stormy winter seas lash against the shore? Well then take a peek at this unique two bedroom bungalow with eco hot tub, located in a small beach-front community on the Cumbrian Coast! A perfect bolt-hole, holiday home or permanent home for the 'free-spirited' this property sits above a shingle access road and looks straight out over the sand & sea... The accommodation is finished in a unique, almost magical style and includes a handy entrance porch, a living room with domed ceiling and stained glass room divider, a dining room with four beach-side windows and wood burning stove, a library/reading room, a generous modern kitchen, a separate utility room, two characterful bedrooms and a stylish modern shower room. There is parking to the side on the shingle, a fantastic elevated patio terrace with open sea views with the hot tub, run by a wood burning stove, a terrace flower garden and sheds for hobby equipment. There is even a tiny station within 100m as the West Coast train line runs along the coastline behind the property, letting you wave at the steam trains when they come by and feel like your in the 'Railway Children'! This leasehold property definitely stirs the imagination!!

EPC band TBC

ENTRANCE PORCH

A PVC front door leads into a generous porch area, added to the property more recently with two double glazed windows, space for coat hooks and storage, door into snug

READING ROOM/SNUG

Double glazed window to front, space for bookcase and reading chair, door to bedroom 2 and door with internal window beside leading into dining room

DINING ROOM

A lovely part of the property with four double glazed windows to front looking out onto the beach, multi fuel stove in corner with double glazed window to side, door to bedroom one with hand carved ornate architrave, wood style flooring, space for table and chairs, wood and stained glass room divider with twin openings into living room, recess wood store, electric panel heater

LIVING ROOM

A lovely area with wood domed ceiling, two double glazed windows to rear plus door to rear into garden. Central glass panel in wooden floor looking down onto a beach pebble decorative feature, opening into kitchen

KITCHEN

A stylish modern kitchen fitted in a wide range of base and wall mounted units with wooden work surfaces, butler sink unit, range cooker, space for fridge freezer, two double glazed picture windows to front looking out onto beach, tile effect floor, door to utility room

UTILITY ROOM

Double glazed window to rear, units with space for washing machine and tumble dryer, door to shower room

SHOWER ROOM

A stylish modern shower room with double glazed window to rear, quadrant shower enclosure with electric shower unit, bowl type sink unit on tiled plinth, low level WC. tiling to walls and floor, extractor fan

BEDROOM 1

A generous room with feature wood domed ceiling, double glazed window to rear

BEDROOM 2

A double bedroom with double glazed window to side

EXTERNALLY

The property is approached by a shingle road along the beach with breakwater boulders to one side for water defence. Steps lead up to a higher level enclosed courtyard garden area for dining and with a fixed bench to watch the beach sunsets. Space for eco hot tub (included) with wood burning stove heater. To the rear there is a banking area set as a terrace garden with veg patch, flower beds and terrace seating area. Three useful store sheds for wood plus outdoor equipment.

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: A

Tenure: Annual leasehold with Leconfield Estates. £460pa

Services: Mains water and electric are connected, Private septic tank - emptied annually

Fixtures & Fittings: Carpets, range cooker

Broadband type & speeds available: Standard 29Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates Vodafone has no signal indoors and other networks have limited service. All networks have signal outside

Planning permission passed in the immediate area: None known

The property is not listed

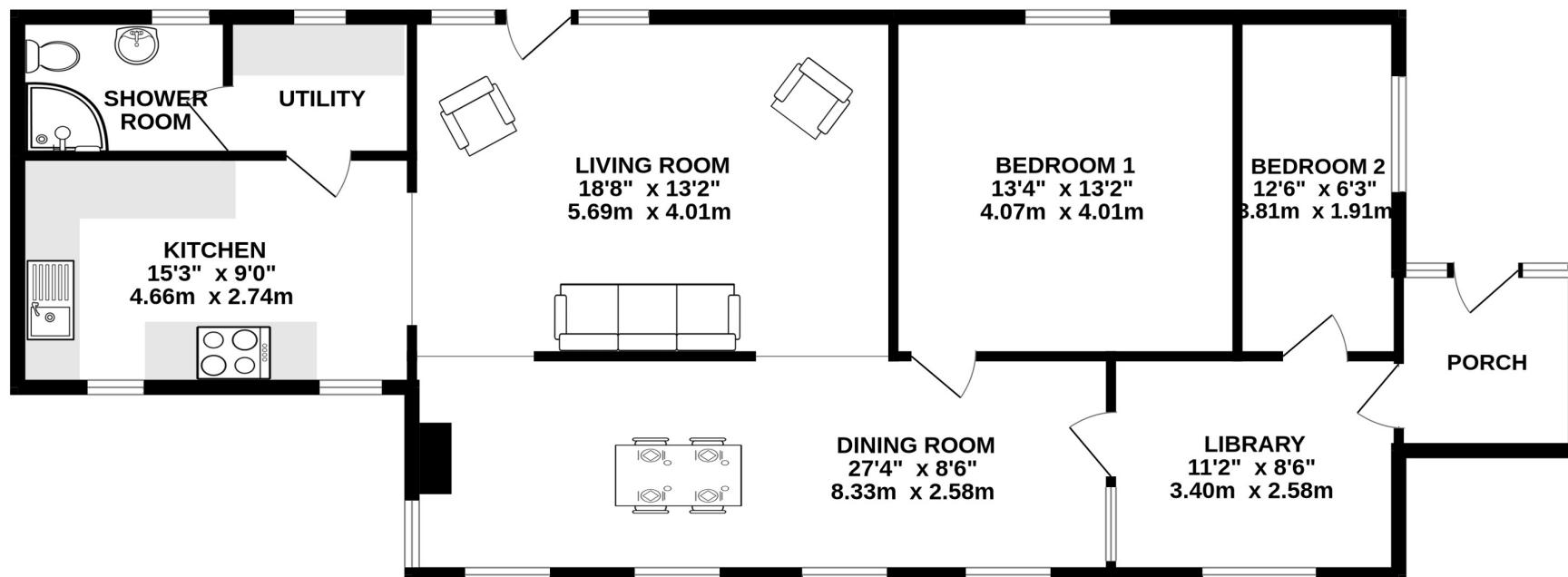
DIRECTIONS

From Whitehaven head south on the A595 passing Egremont and Thomhill. Turn right at the cemetery to Beckermeth but follow round the right hand bend dropping downhill and after crossing the bridge turn left to Braystones. Follow the road into the village and turn right at the T-junction heading uphill past Tamside caravan park. Turn left down a single track lane posted to the station and park the car at the layby by the station house. Cross the trainline on foot and descend the ramp onto the beach. Belmont is the first property on the right hand side.



GROUND FLOOR

1092 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.4 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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