



WINDYRIDGE | DRIGG ROAD | SEASCALE | CUMBRIA | CA20 1NS

GUIDE REGION £195,000

 **Lillingtons**
Estate Agents



SUMMARY

Here is something unusual and very special... a fantastic and versatile coastal home which ticks so many boxes for a certain type of buyer! The property is set back from the road and includes plenty of parking with a detached garage and two large workshops. It also benefits from a self contained annexe with its own front door, which has been previously been used as an AirBnB, including a generous living/dining/bedroom, kitchen and shower room (but can easily be used as an extra living room & a utility). Finally the property enjoys a large rooftop garden with gorgeous views out over the sandy beach and sea looking west and to the Lakeland fells looking east! The remaining accommodation includes a generous living room, a modern kitchen/dining room, two double bedrooms, first floor bathroom and an enclosed garden. Honestly this place is just fantastic...

EPC band C

GROUND FLOOR ENTRANCE VESTIBULE

A contemporary style part glazed front door leads into vestibule with a double glazed window to front and side, tiled floor, door into hall

ENTRANCE HALL

A T-shaped hall with coat storage area, picture double glazed windows to one wall, doors to rooms, double radiator, tile effect flooring

LIVING ROOM

Double glazed window to front and rear, bracket for wall mounted TV with built in cupboard beside, double radiator, wood style flooring, two painted ceiling beams, door to stairs leading up to first floor

KITCHEN/DINING ROOM

Double glazed picture window to one wall, fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, electric hob with oven and extractor, space for fridge freezer and washing machine, space for dining table and chairs, double radiator, tile effect flooring, door to studio kitchen/utility room

STUDIO

A generous room with its own external access door at the side of the property plus an internal door from the entrance hall. Currently set up as a holiday studio and with space for sofa, table and chairs plus bed. Picture triple glazed windows to front, triple glazed window to side, double radiator, wood style flooring, built in double cupboard, door into kitchen/utility room

KITCHEN/UTILITY ROOM

Currently used as a kitchen to the studio but suitable for a utility room to the main house. Double glazed window to rear, part double glazed door to rear, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, two ring electric hob with oven under, space for washing machine and fridge freezer, tile effect flooring, door from studio and door to shower room

GROUND FLOOR SHOWER ROOM

Currently used by the holiday studio. Triple glazed window to side, shower cubicle with thermostatic shower unit, hand wash basin with cupboard under, low level WC. Double radiator

FIRST FLOOR LANDING

An L-shaped landing with double glazed window to front and rear, doors to rooms

BEDROOM 1

Triple glazed window to front with sea views, double glazed door to side onto roof-garden, double radiator

ROOF GARDEN

A generous roof terrace with dwarf retaining wall which wraps round the side and front of the property and offers plenty of space for seating, an area of artificial grass and wonderful views of the fells looking east and the sea looking west.

BEDROOM 2

A double bedroom with triple glazed window to front and sea views, double radiator

BATHROOM

Double glazed window to rear, panel bath with electric shower unit, hand wash basin with cupboard under, low level WC. Built in cupboard, double radiator

EXTERNALLY

A shared drive entrance on the roadside leads to a five bar gate, opening into the parking area for the property with space for a number of cars to park. Single detached garage to one side with up and over door. Store on front of the property housing gas heating boiler. Access to front door and to the side, leading into the garden area which is laid with artificial grass and with planted beds. Access door into studio, doors to two useful workshop/store rooms - ideal for all sorts of hobbies. A path continues round to the back of the house and the access door into utility/studio kitchen

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: B

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, two separate ovens and hobs, fitted blinds

Broadband type & speeds available: Standard 16Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates O2 and Vodafone have limited service indoors but the rest have no service. All networks have signal outdoors

Planning permission passed in the immediate area: None known

The property is not listed

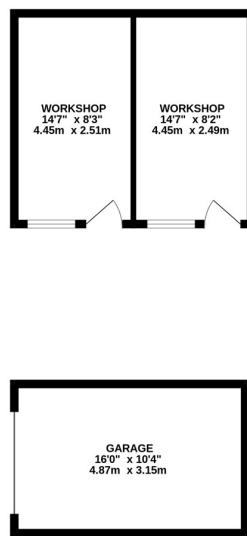
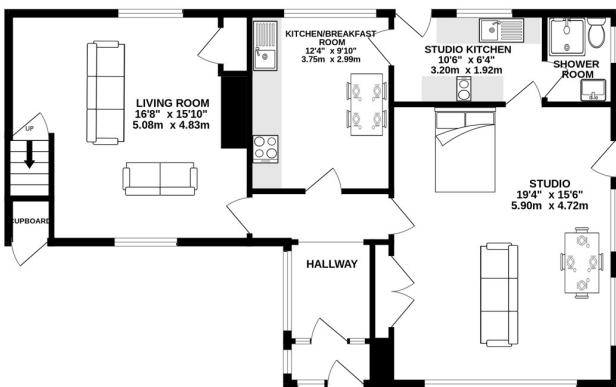
DIRECTIONS

From Whitehaven head south on the A595 passing through Egremont and Calderbridge. On reaching Gosforth turn right at the crossroads to Seascale and continue for 2 miles into the village, passing the co-op and station to the beach carpark. Continue round the left hand bend by the ice cream parlour and uphill on Drigg road. Directly after passing a detached house called Hill Garth, take the next shared drive entrance on the left which then branches left to Windyridge.

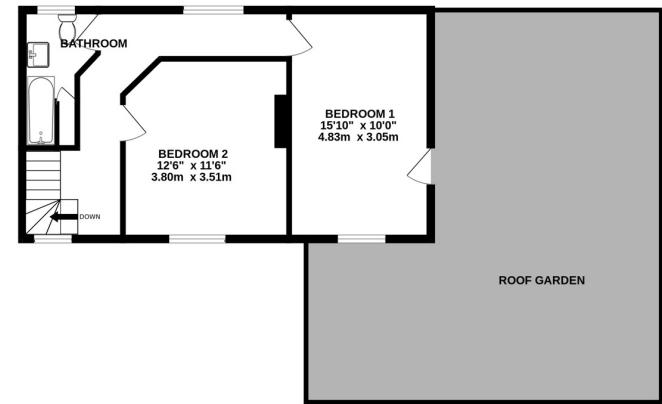




GROUND FLOOR
1279 sq.ft. (118.9 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1724 sq.ft. (160.2 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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Energy Efficiency Rating

