

PFK

Highfield House, 43 The Crofts, St Bees, Cumbria CA27 0BH

Guide Price: £450,000





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

A quite simply beautiful, four bedroom family home boasting a superb coastal location in the picturesque village of St Bees, with breathtaking views overlooking the iconic St Bees Head and the vast expanse of the Irish Sea.

This generously sized, family home offers versatile living spaces arranged over split levels, providing ample space and comfort for young and growing families. The property's position on this quiet cul-de-sac on the edge of the village would also suit buyers looking to relocate or retire to the coast, being just a short walk to the beach, train station and village amenities. Accommodation briefly comprises to the ground floor: entrance hallway, office/bedroom 5 and spacious lounge with two triangular bay windows providing views towards the coast. Steps up from the hallway and lounge lead to a half level where there is a beautiful kitchen/diner fitted with high end appliances and which leads out onto a large patio at the rear - perfect for alfresco dining, and a separate dining room. To the first floor, there is a large principal bedroom with built in wardrobes, second double bedroom and contemporary shower room, with steps up to a half landing which provides access to two double bedrooms and family bathroom.

Externally, there is driveway parking to the front of the property for up to three cars as well as a detached single garage and lawned garden. The main outside space, which is a particular highlight of the property, lies to the rear and boasts an extensive, tiered lawned garden with breathtaking views that only improve as you ascend. The delightful patio is perfect for summer barbecues and entertaining, making this home an ideal space for relaxation and hosting.

Viewing is essential in order to appreciate all this superb property has to offer.

ACCOMMODATION

Entrance Hallway

Approached via uPVC entrance door with obscured glazed side panels to two aspects. Doors to Living Room and Office/Bedroom 5. Radiator and stairs to the upper half level area, where the dining room and kitchen are positioned, and continuing up to the first floor accommodation.

Office/Bedroom 5

2.97m x 2.91m (9' 9" x 9' 7") Dual aspect room with windows to front and side aspects - the front window offering views towards St Bees Head and the Irish sea. Radiator and wood effect flooring.

Living Room

5.83m x 4.84m (19' 2" x 15' 11") Spacious, bright and characterful, reception room benefitting from two triangular bay windows positioned at the front and providing superb views. Gas fire set in feature surround, radiator and stairs up to:-

Dining Room

2.97m x 2.85m (9' 9" x 9' 4") Positioned at half landing level. Window to rear aspect, radiator and door to the kitchen.

Dining Kitchen

3.98m x 4.35m (13' 1" x 14' 3") Positioned at half landing level. A modern kitchen fitted with a range of high gloss, wall, base and full height units with complementary solid granite worktops, high gloss splash backs and sunken sink with mixer tap. High end, Siemens appliances include oven and microwave (set at eye level), five-ring induction hob with built in extractor and splash back, fridge freezer and dishwasher. Downlights, space for large dining furniture, wood effect flooring and patio doors with additional glazed side panels providing access to the patio at the rear of the property. Door to:-

Utility Room

1.15m x 1.82m (3' 9" x 6' 0") Fitted with full height, high gloss units matching those in the kitchen - one of which houses the combi boiler. Wood effect flooring, glazed uPVC door giving access to the rear gardens and patio, and door to:-

WC

1.73m x 0.89m (5' 8" x 2' 11") Fitted with concealed cistern WC and wash hand basin set in vanity units with splash back above.

FIRST FLOOR

Landing

Providing access to the Principal bedroom, Bedroom 2 and the shower room. Stairs then continue up to a further half level providing access to Bedrooms 3 and 4 and the Family Bathroom. Radiator and large storage cupboard.

Principal Bedroom

3.62m x 4.08m (11' 11" x 13' 5") Large, front aspect, double bedroom enjoying lovely countryside and sea views. Radiator, built in double wardrobe and further built in single wardrobe - both with oak doors.

Bedroom 2

5.22m x 2.29m (17' 2" x 7' 6") Bright room benefitting from two windows to the front offering sea views. Radiator.

Shower Room

2.00m x 2.43m (6' 7" x 8' 0") Fully tiled shower room with obscured window, chrome laddered radiator, wood effect flooring and modern, white, three piece suite comprising walk-in shower fitted with mains plumbed shower, close coupled WC and wash hand basin.

Half Level Landing

With Velux roof light and providing access to Bedrooms 3 and 4, and to the Family Bathroom.

Bedroom 3

2.53m x 2.84m (8' 4" x 9' 4") Rear aspect bedroom overlooking the garden. Radiator and built in, mirrored wardrobes to one wall.

Bedroom 4

2.7m x 2.85m (8' 10" x 9' 4") Rear aspect bedroom overlooking the garden. Radiator.

Family Bathroom

2.89m x 1.9m (9' 6" x 6' 3") Fully tiled family bathroom with downlights, obscured window, chrome laddered radiator, wood effect flooring and modern, three piece suite comprising panelled bath, close coupled WC and large, wash hand basin set on floating, gloss vanity unit.

EXTERNALLY

Private Driveway Parking

A large driveway provides off road parking for two/three cars and leads to:-

Detached Single Garage

With electric door, power and light.

Gardens

An attractive, lawned garden flanks the driveway to the front with steps providing access to the entrance door. Side access via both sides of the house to the rear garden which is a particular highlight of the property. A recently laid patio area is perfect for outdoor entertaining and summer barbecues and the extensive, tiered gardens a perfect setting for children and families. The rear gardens are mainly laid to lawn with attractive floral borders, rockery garden and mature trees and hedging to border.

ADDITIONAL INFORMATION

Tenure

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 : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – 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 electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. 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 E


Viewing: Through our Cockermouth office, 01900 826205.

Directions: Highfield House can be located on The Crofts using the postcode CA27 0BH; alternatively by using What3Words///slicing.card.procured



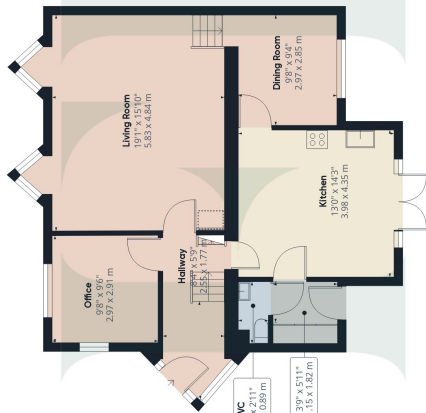


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		

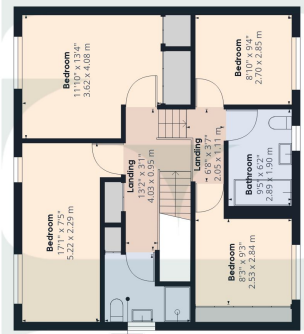


Approximate total area⁽¹⁾
1555.27 ft²
142.63 m²

Reduced headroom
4 ft²
0.37 m²



Floor 0



Floor 1

(1) Excluding balconies and terraces

E: Reduced headroom (Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. For more information, please refer to plan 15 for illustrative purposes only.

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