



1 LINK SIDE THE BANKS | SEASCALE | CA20 1QQ

PRICE £350,000





SUMMARY

This elegant, bay fronted Victorian house sits in a prime position within this popular coastal village, to the side of the golf clubhouse and enjoying views to the fells at the front and over the coastline at the rear. Within easy access of the station, Co-op, pharmacy, school and of course the sandy beach this will make an awesome home and it provides well presented extensive accommodation set over four floors. To the ground floor there are two generous bay fronted reception rooms with a modern fitted kitchen. To the first floor there are three large bedrooms plus 4th single bedroom and a shower room. To the top floor there are three further bedrooms with a second shower room and a useful box room for storage, making seven bedrooms in all. The accommodation keeps coming though as at basement level there are three useful rooms plus a WC - accessible from the kitchen and via its own external door, which used to be used as a one bedroom letting apartment but is now part of the main house. The gardens are enclosed and lie to the front, including a decent lawn and patio terrace. This is a significant and versatile property in a pretty special location. One not to be missed!

EPC band D

GROUND FLOOR ENTRANCE VESTIBULE

A painted part glazed front door leads into vestibule with door into hall

ENTRANCE HALL

An elegant hall with doors to main rooms, stairs to first floor, door leading to stairs down to cellar rooms.

LIVING ROOM

A stunning double aspect room with feature double glazed bay window to front and double glazed window to side, Attractive traditional fireplace with multi fuel style stove and hearth, coving and picture rail, two radiators, wood style flooring

DINING ROOM

Another elegant double aspect room with sea views. Double glazed bay window to rear, double glazed window to side, traditional fireplace with multi fuel style stove and hearth, space for family dining table and chairs plus extra seating, coved ceiling and picture rail, two radiators, wood style flooring

KITCHEN

Enlarged by opening up into two rooms and including a fitted range of base and wall mounted units with work surfaces, single drainer sink unit with splashback, gas hob with oven and extractor, space for dishwasher, washing machine and fridge freezer, space for breakfast table, twin double glazed window to rear, radiator, PVC rear door to exterior, fireplace feature, wood style flooring

BASEMENT LEVEL HALLWAY

The basement level rooms have historically been used as a letting property as there is a private rear entrance although the heating and sanitaryware have recently been removed to allow these rooms to form part of the main house again. The hall is accessed via stairs from the ground floor hall above and a door opens into an inner lobby with openings into various basement rooms and an under stairs cupboard

ROOM 1

Formerly used as a bedroom with double glazed window to rear, spot lighting, stone style flooring

UTILITY ROOM

Formerly used as a kitchen, fitted with base and wall mounted units with worktops. Single drainer sink unit, space in work surface for hob and oven, fitted extractor fan, space for appliance, window to rear

ROOM 2

Formerly used as a lounge with tile style flooring, space for storage or hobby equipment. Door to rear porch

REAR PORCH

With Rear entrance door, door to WC and manifolds for formerly used under floor heating. Wall space for boiler (removed)

WC

Double glazed window to side, formerly a shower room and with space to re-fit shower tray/unit if desired. Hand wash basin and low level WC.

FIRST FLOOR

LANDING

Doors to all rooms, stairs continue up to second floor level.

BEDROOM 1

Double glazed windows to rear with sea view, feature fire surround, built in double cupboard, coved ceiling and picture rail, radiator, wood style flooring

BEDROOM 2

Double glazed window to front, coved ceiling and picture rail, double radiator, wood style flooring

BEDROOM 3

Double glazed window to rear, corner mounted quadrant shower enclosure, radiator

BEDROOM 4

A single bedroom with double glazed window to front, radiator, wood style flooring

SHOWER ROOM

Modern fitted suite to include a large quadrant shower enclosure with twin head thermostatic shower unit, pedestal hand wash basin and low level WC. Chrome towel rail, tiling to walls and flooring

SECOND FLOOR LANDING

Doors to all rooms, useful walk in box room for storage

BEDROOM 5

A large room with double glazed dormer window to front, radiator, wood style flooring

BEDROOM 6

Another generous room with Velux window to rear with sea views, exposed roof timbers, cast iron style fire surround, double cupboard, radiator, wood style flooring

BEDROOM 7

Velux window to rear, radiator, wood style flooring

SHOWER ROOM

Fitted with quadrant shower enclosure with twin head thermostatic shower unit, pedestal hand wash basin, low level WC. Tiling to splash areas, radiator and chrome towel rail, Velux window to rear.

EXTERNALLY

The property is accessed from the unmade lane leading to the golf Club and a shared drive with the adjoining semi which is located to the side leads down and across the back of the house, providing parking. Access door from here into basement rooms.

The garden at the front is enclosed and more sheltered, including an area of lawn, gravel and flower bed to one side. A flagstone style path leads down to front door. Space for timber garden 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: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speeds available: Standard 17Mbps / Superfast 58Mbps

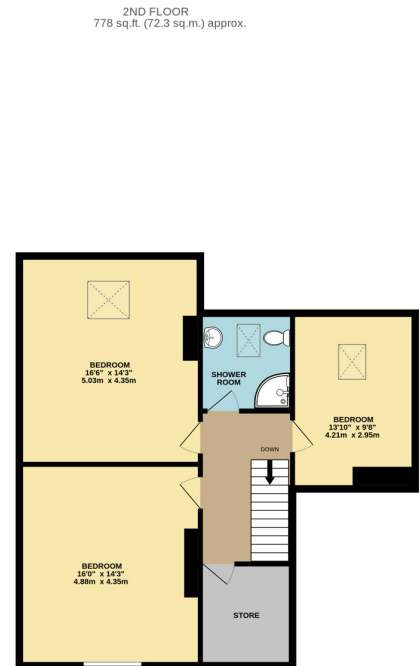
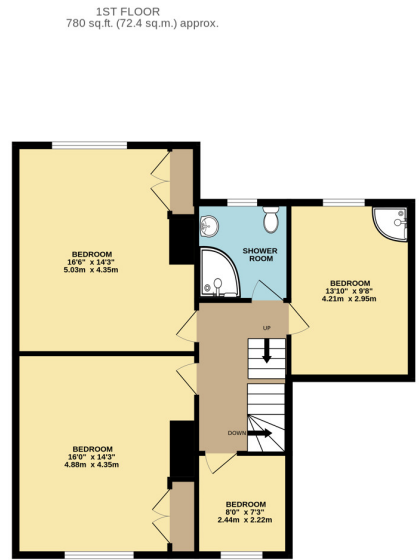
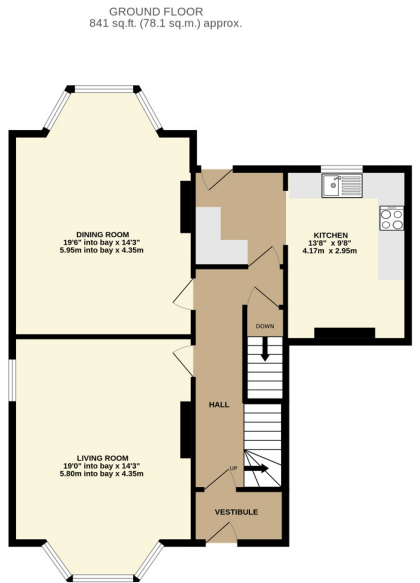
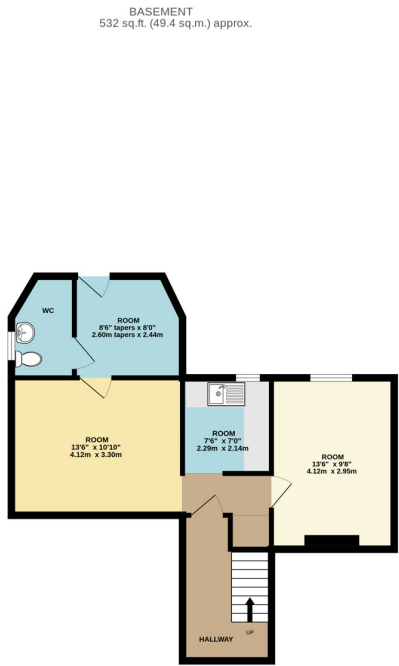
Mobile reception: Data retrieved from Ofcom in December 25' indicates 3 has variable signal outside & none indoors. Other networks have good signal outside & variable signal indoors

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 Calderbridge. At the Gosforth crossroads turn right to Seascale and follow for 3 miles into the village. Pass the Co-op and turn right before reaching the station and beach into The Banks. Keep left at the fork in the road and at the end, bear right doubling back towards the golf club. The property will be located on the right before reaching the clubhouse.





TOTAL FLOOR AREA : 2931 sq.ft. (272.3 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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