



THE OLD POST OFFICE | SANDWITH | WHITEHAVEN | CA28 9UG

PRICE £300,000



Lillingtons
Estate Agents



SUMMARY

Absolutely stunning! This dreamy character cottage has been remodelled and improved by the owner and is offered in amazing condition. Occupying a central position within this pretty coastal village and in easy reach of the pub, the property has been utilised as a successful holiday cottage and is offered for sale chain free. Sporting a fabulous garden with sun terrace and hot tub, the property also benefits from ample off road parking at the front and accommodation which includes a characterful living room, a separate sitting room, a beautiful statement kitchen with separate breakfast room, a useful ground floor shower room plus three gorgeous bedrooms and a stylish first floor bathroom! This is one hell of a property...

EPC band TBC

GROUND FLOOR

ENTRANCE PORCH

Glazed entrance porch with door into living room

LIVING ROOM

Double glazed window to front, feature fireplace with exposed stone wall and hearth, radiator, wood style flooring, door to stairs to first floor also housing former post office safe, opening to kitchen

KITCHEN/BREAKFAST ROOM

A fabulous open plan room fitted in a wide range of bas units with quartz worktops and breakfast bar. Inset sink unit with splashback, hob, eye level oven and extractor, integrated dishwasher, and fridge, wood style flooring, window to side, radiator, opening to breakfast room, door to rear porch

BREAKFAST ROOM

Double glazed window to rear, table with bench seating to three sides, radiator, wood style flooring, opening to sitting room

SITTING ROOM

Double glazed window to front, radiator, wood style flooring

REAR PORCH

Double glazed window to side, door to wet room, further door to garden

WET ROOM

With shower area and floor drain, electric shower unit, hand wash basin, low level WC. Tiled walls, radiator, extractor fan

FIRST FLOOR

LANDING

Doors to rooms, two windows to side, radiator

BEDROOM 1

Double glazed window to front, chimney breast with tiled fireplace, built in cupboard over stairs

BEDROOM 2

A double aspect room with double glazed windows to front and rear, chimney breast, radiator

BEDROOM 3

A characterful room with sloping ceiling, Velux window to side, painted purlin, radiator

BATHROOM

Another double aspect room with double glazed window to side and rear, freestanding bath with shower attachment, hand wash basin and hidden cistern WC in vanity style unit, tiled areas, radiator, built in cupboard housing boiler, wood style flooring

EXTERNALLY

To the front of the property is a tarmac drive for a number of vehicles, LPG gas tank, access door to front porch.

The rear garden is a generous length and includes a courtyard with access to a useful shed, plus steps that lead up to the main area which is laid to lawn with a patio terrace and a path which leads down the side, with outside lighting to a large raised sun terrace at the far end. Space for hot tub with pergola feature over.

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: Business Rates

Tenure: Ancient leasehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, dishwasher, fridge

Broadband type & speed: Standard 6Mbps/Superfast 80Mbps

Known mobile reception issues: No signal for EE/3 but Vodafone and O2 OK

Planning permission passed in the immediate area: None known

The property is not listed

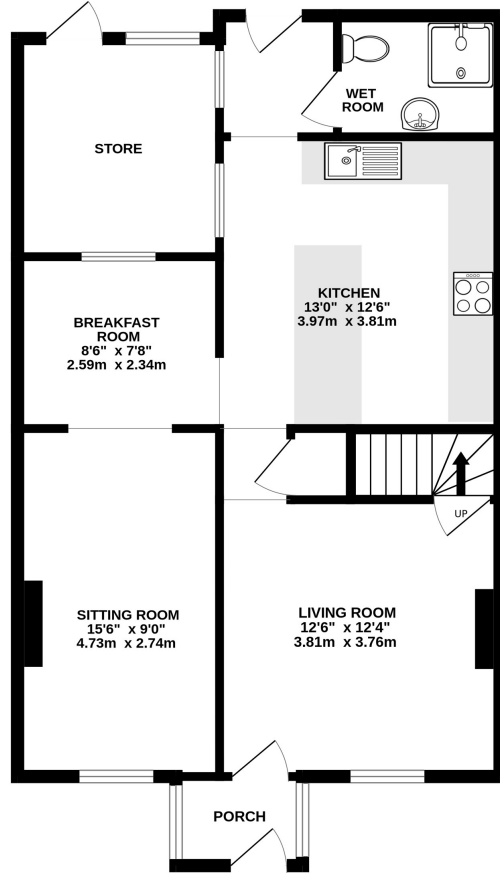
DIRECTIONS

From Whitehaven head out on St Bees Road passing Aldi and Asda. Continue out of town to a staggered crossroads, turning right uphill to Kells. At the top of the rise turn left to Sandwith and then next right, following the lane past the pub into the village. The property will be situated on the right hand side set back from the road.

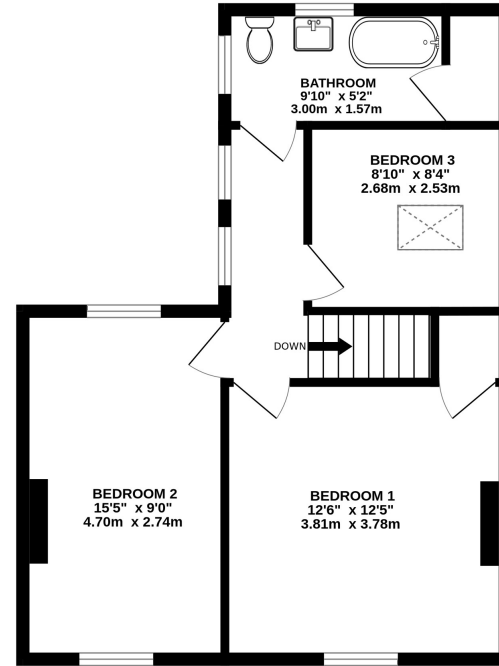




GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.4 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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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	33	54
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			