
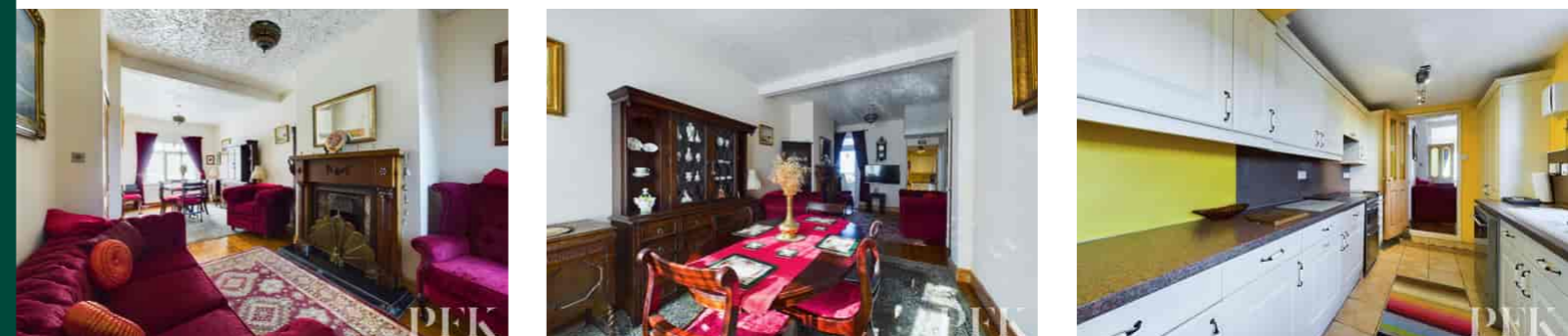
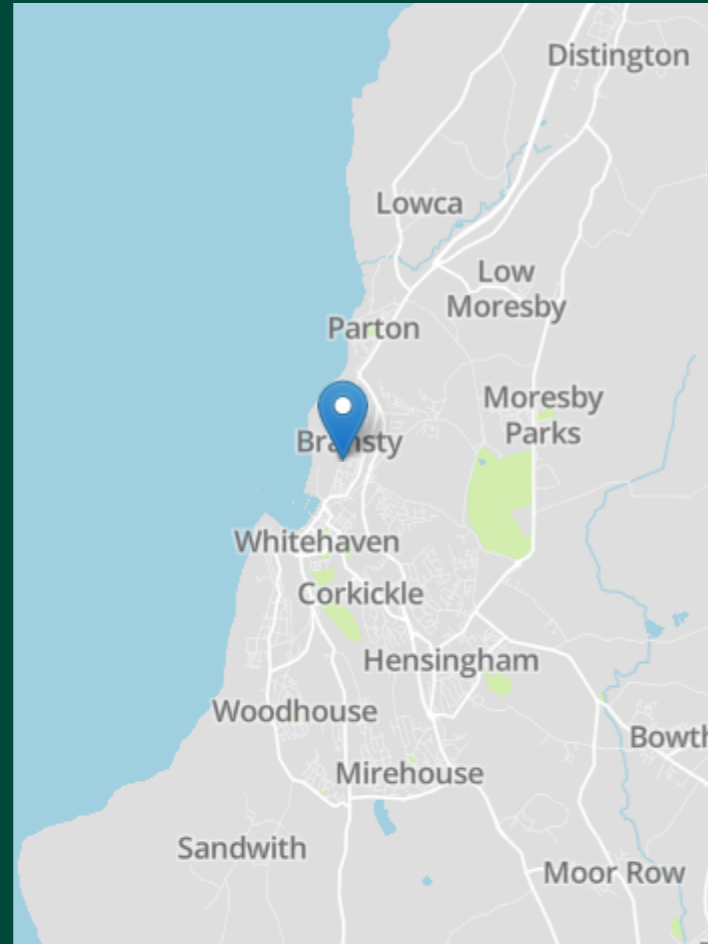



| Energy Efficiency Rating | |
|---|---|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92+) A | 82 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England, Scotland & Wales | EU Directive 2002/91/EC  |





Approximate total area*
842.81 ft²
78.3 m²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360


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25 Highland View, Bransty Road, Whitehaven, Cumbria, CA28 6HF

- 3 bed mid terrace
- Stunning views over the Irish Sea
- Tenure: freehold
- Popular location
- Garden & garage
- EPC rating D
- Perfect for first time buyers & young families
- Council Tax: Band A

 01900 826205

 cockermouth@pfk.co.uk

 www.pfk.co.uk

LOCATION

The property is situated within walking distance of Whitehaven's busy town centre. Whitehaven is an attractive Georgian town on the west coast of Cumbria and the starting point of the popular Coast to Coast cycle route. The town offers a good range of local amenities including shops, restaurants and well regarded schools. For those wishing to commute, there are good road links via the A595, and bus and rail links. Travel just ten miles inland and you can be in the Lake District National Park, walking on the fells.

PROPERTY DESCRIPTION

A delightful 3 bed home in Whitehaven offering stunning views of the Irish Sea. Perfectly situated within walking distance of the town centre and marina, this property is ideal for first time buyers or young families looking for a welcoming coastal community. With no onward chain this home is ready for you to move in and enjoy.

The property has recently been updated and also benefits from some recently fitted triple glazing. An inviting entrance porch and hallway lead to a spacious lounge/diner, complete with a UPVC door opening to a private yard - perfect for relaxing or hosting friends. The modern kitchen is well equipped, and the ground floor bathroom provides convenience for everyday living. To the first floor, there are three generously sized bedrooms, offering plenty of space for a growing family.

Externally, the property boasts a detached garage to the rear and a large lawned garden with a patio area, perfectly placed to take in the breathtaking sea views. Whether you're looking to maintain its current use as an Airbnb, explore holiday letting, or settle into a permanent residence, Highland View offers an excellent opportunity to enjoy coastal living with easy access to all of Whitehaven's amenities.

ACCOMMODATION

Entrance Porch

Accessed via part glazed composite door. With dado rail and part, feature glazed door giving access into the hallway.

Hallway

With decorative corning and dado rail, stairs to the first floor, radiator, wood effect flooring and door into the lounge/diner.

Lounge/Diner

7.45m x 2.94m (24' 5" x 9' 8") A bright and spacious reception room with front aspect window and UPVC door to the rear, giving access out to the enclosed yard area. With ample space for dining furniture, attractive feature fireplace with wood surround and mantel, large understairs storage cupboard, radiator, exposed wood flooring, and door with a step down leading into the kitchen.

Kitchen

5.2m x 2.27m (17' 1" x 7' 5") Fitted with a range of matching wall and base units with complementary work surfacing, incorporating ceramic sink and drainer unit with mixer tap and panelled splashbacks. Space for freestanding cooker with extractor over, plumbing for dishwasher and small breakfast bar unit with space for seating. Tiled flooring, radiator, twin side aspect windows with partial sea views and open access into the inner lobby.

Inner Lobby Area

With fitted cupboards, door into the bathroom and part glazed UPVC door out to the enclosed yard.

Bathroom

1.67m x 2.71m (5' 6" x 8' 11") Fitted with a three piece suite comprising concealed cistern WC and wash hand basin set on a vanity unit, and panelled bath with mains shower over and sliding glass doors. Wall mounted cupboards, tiled walls and flooring, radiator and obscured side aspect window.

FIRST FLOOR LANDING

A split level landing gives access to bedroom 1 with stairs continuing to the main landing which has dado rail, loft access hatch and doors to the remaining bedrooms.

Bedroom 1

2.85m x 2.26m (9' 4" x 7' 5") A rear aspect bedroom with radiator and enjoying lovely views towards the Irish Sea.

Bedroom 2

3.63m x 2.39m (11' 11" x 7' 10") A rear aspect bedroom with radiator and enjoying stunning views over towards the Irish Sea.

Bedroom 3 - Principal Bedroom

3.61m x 4.02m (11' 10" x 13' 2") With cast iron radiator and twin front aspect windows.

EXTERNALLY

Gardens and Parking

A private lane leads around to the rear of the terrace where the property benefits from a detached garage. A private garden is included within the sale and is mainly laid to lawn with an attractive patio area, perfect for outdoor dining and entertaining and enjoying stunning views over the Irish Sea. A gate to the end of the garden provides direct access out on to a playing field. Directly behind the house, there is an enclosed yard area with a gate leading out on to the shared lane, leading to the garage and the lawned garden.

Garage

Detached garage with up and over door, power and lighting. A further area to the the front of the garage provides further parking, with a gate giving access into the private garden.

ADDITIONAL INFORMATION

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; Emma Harrison Financial Services – 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

Services: Mains gas, electricity, water & drainage. Gas fired central heating and triple glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA28 6HF or What3words///wheels.push.resist

