



8 MAIN STREET | ST BEES | CUMBRIA | CA27 0DE

PRICE £105,000





SUMMARY

We love this cosy, characterful cottage located in the heart of the popular village of St Bees which lies at the start/end of Wainwright's Coast to Coast long distance footpath. The property is in easy reach of the sandy beach, ice cream parlour, pubs and station and is offered for sale with no onward chain! Perfect as a bolt-hole or lock-up-and-leave home, the property includes a living/dining/kitchen, a first floor double bedroom and shower room plus a useful attic room - a perfect study or occasional bedroom area.

EPC band E

GROUND FLOOR ENTRANCE

A part double glazed PVC door leads into living room

LIVING/KITCHEN

A double aspect open plan room cleverly using the available space. Double glazed windows to front and side, brick fireplace with TV plinth, electric stove effect fire, stairs to first floor, radiator. Kitchen area has fitted base and wall mounted units with worktops, twin bowl sink unit, space for electric cooker and washing machine, space under stairs for fridge, wall mounted combi boiler

FIRST FLOOR LANDING

Doors to rooms, double glazed window to side, useful storage cupboard, door to stairs up into Attic room

BEDROOM

Double glazed window to side, double radiator

SHOWER ROOM

fitted with shower enclosure and unit, pedestal hand wash basin, low level WC, towel rail and extractor fan, splash areas.

SECOND FLOOR ATTIC ROOM

A charming room with a sloping ceiling and exposed purlins (restricted head height), Velux window to front and double glazed window to side, double radiator. An ideal home office, hobby room or occasional bedroom



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: A

Tenure: St Bees ancient leasehold - ask us for more info

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

Fixtures & Fittings: Carpets, cooker

Broadband type & speed: Standard 4Mbps/Superfast 80Mbps

Known mobile reception issues: No service with 3. EE may have data issues

Planning permission passed in the immediate area: None known

Accessibility issues: Steep stairs to the property and inside the property

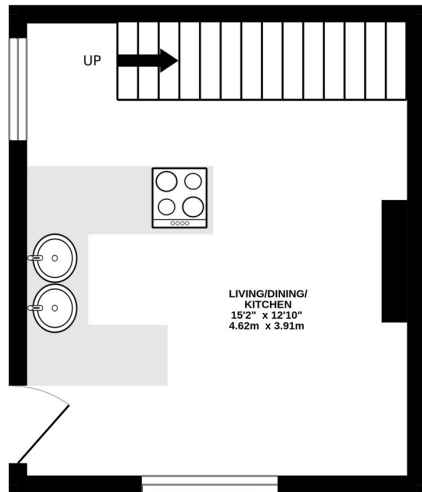
The property is not listed

DIRECTIONS

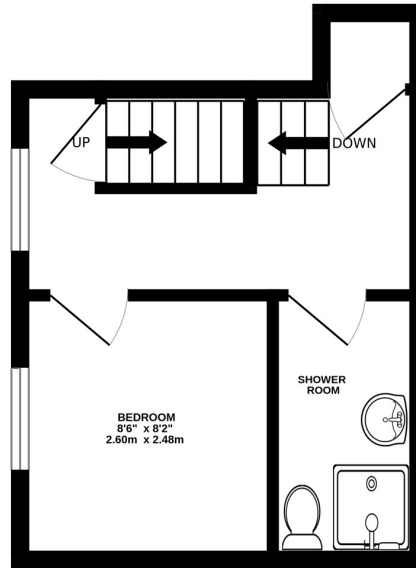
From Whitehaven head out on St Bees Road passing Asda and Aldi. Continue to follow the road out of town and into St Bees. Descend the hill and cross the trainline, parking in this area, then after the left turn for Finkle Street take an arch on the left on foot and climb the steps. The front door to the property will be on the left hand side.



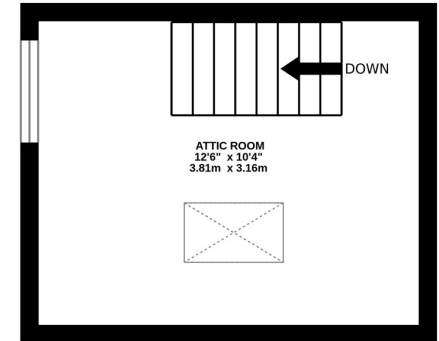
GROUND FLOOR
191 sq.ft. (17.7 sq.m.) approx.



1ST FLOOR
202 sq.ft. (18.7 sq.m.) approx.



2ND FLOOR
133 sq.ft. (12.3 sq.m.) approx.



TOTAL FLOOR AREA : 526 sq.ft. (48.8 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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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

www.lillingtons-estates.co.uk

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		89
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			