

PFK

45 Fairladies, St Bees, Cumbria CA27 0AR

Offers Over: £550,000





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

This distinguished, six bedroom, executive detached house is located within the popular Story Homes development in the coastal village of St Bees, offering captivating views of St Bees Head and the Irish Sea. Ideally suited for families, being conveniently situated within a short walk from the village centre, nursery, and highly regarded village schools. It also presents an excellent opportunity for buyers seeking to relocate to the coast, being in close proximity to the sandy beaches and just a short commute to neighbouring towns and employment centres.

Spacious ground floor accommodation comprises main reception room (currently utilised as a dining room) with patio doors out to a decked patio and gardens at the rear, two front aspect reception rooms - one ideal for use as a snug, office or playroom, contemporary dining kitchen which also provides direct access to the decked patio and gardens, utility room, and a useful ground floor WC. The first floor features a generously sized principal bedroom with en-suite shower room, accompanied by three additional double bedrooms, offering ample space for family living. To the second floor there are two further double bedrooms, one of which boasts splendid views from its Velux roof balcony, and an additional bathroom. This layout has been thoughtfully designed to accommodate a large family or those who wish to accommodate guests, providing both comfort and privacy. The spacious rooms and meticulous design elevate this property to true executive status.

Externally, a private driveway provides parking for several cars, together with a detached double garage. Beautifully landscaped gardens feature several decked terraces, a large patio, and decorative stoned steps which lead down to a lawned garden - being fully fenced this is ideal for use as a children's play area. The gardens provide an exquisite setting for outdoor dining and entertaining.

Viewing is essential to fully appreciate the exceptional qualities of this property and its prestigious position within the village.

ACCOMMODATION

Entrance Hallway

2.13m x 5.87m (7' 0" x 19' 3") Accessed via part glazed, composite entrance door. Bright and welcoming entrance with coved ceiling, large, under stairs storage cupboard, radiator, tile effect flooring and feature, open staircase to first floor accommodation.

WC

Fitted with low level WC and wash hand basin. Part tiled walls, radiator and tile effect flooring.

Snug/Reception Room 3

3.25m x 4.17m (10' 8" x 13' 8") Front aspect reception room with coved ceiling, radiator and wood effect flooring.

Reception Room 2

3.94m x 3.81m (12' 11" x 12' 6") Front aspect, reception room with coved ceiling, radiator and wood effect flooring.

Reception Room 1

3.94m x 5.04m (12' 11" x 16' 6") Currently utilised as a dining room, this is a generously proportioned room with patio doors providing access to a superb decked patio area and to the rear garden. Coved ceiling, gas fire set in contemporary surround with matching hearth and back plate, two radiators and wood effect flooring.

Dining Kitchen

5.97m x 2.98m (19' 7" x 9' 9") Bright and spacious, family kitchen with window to rear aspect and patio doors opening to the decked patio at the rear. Fitted with a range of solid wood, matching wall, base and full height units with matching breakfast bar, contrasting work surfacing, tiled splash backs and 1.5-bowl stainless steel sink/drainage unit with mixer tap. High quality appliances include built in, double oven - integrated at eye level, gas hob with extractor fan over, dishwasher and fridge freezer. Space for dining furniture, radiator, tile effect flooring and door to:-

Utility Room

3.22m x 1.62m (10' 7" x 5' 4") Fitted with range of solid wood base units with tiled splash backs and contrasting work surfacing incorporating stainless steel sink/drainage unit. Space/power/plumbing for washing machine and tumble dryer, radiator, tiled floor and part glazed uPVC door providing access to the side of the house.

FIRST FLOOR

Landing

With window to front aspect, double storage cupboard, further single storage cupboard, radiator and Karndean, wood effect flooring. Stairs to second floor accommodation.

Principal Bedroom

4.96m x 3.60m (16' 3" x 11' 10") Spacious, principal bedroom with two windows to rear elevation providing views toward the sea. Two radiators, Karndean, wood effect flooring and access into:-

En Suite Shower Room

3.26m x 1.16m (10' 8" x 3' 10") Fitted with three piece suite comprising large, PVC panelled, shower enclosure with rainfall shower, low level WC and wash hand basin. Part tiled walls, obscured window, radiator and tile effect flooring.

Bedroom 2

3.28m x 4.01m (10' 9" x 13' 2") Rear aspect, double bedroom offering partial sea views. Two radiators and Karndean, wood effect flooring.

Family Bathroom

3.28m x 2.10m (10' 9" x 6' 11") Partly tiled, family bathroom fitted with four piece suite comprising panelled bath, large, PVC panelled, shower enclosure with rainfall shower, low level WC and wash hand basin. Obscured window, radiator and tile effect flooring.

Bedroom 3

3.28m x 3.79m (10' 9" x 12' 5") Front aspect, double bedroom with radiator and wood effect flooring.

Bedroom 4

3.28m x 4.01m (10' 9" x 13' 2") Front aspect, double bedroom with radiator and wood effect flooring.

SECOND FLOOR

Second Floor Landing

Providing access to Bedrooms 5 and 6 and a bathroom to serve this floor. Radiator and access to cupboard housing the gas combi boiler.

Bedroom 5

3.28m x 5.62m (10' 9" x 18' 5") With Velux window, radiator and wood effect flooring.

Bedroom 6

3.28m x 5.61m (10' 9" x 18' 5") With feature, Velux dormer roof window/balcony offering views over the roof tops and beyond over the golf course to St Bees Head and the Irish Sea. Large storage cupboard, radiator and wood effect flooring.

Second Floor Bathroom

2.04m x 2.25m (6' 8" x 7' 5") Partly tiled bathroom with Velux roof light and fitted with three piece suite comprising panelled bath, low level WC and wash hand basin. Radiator and tile effect flooring.

EXTERNALLY

Driveway Parking

A substantial driveway at the side of the property provides private, off road parking for several vehicles and leads to:-

Detached Double Garage

With two up and over doors, power and light.

Gardens

The property sits in well proportioned gardens which have been superbly landscaped to complement the style of house. To the front is a lawned garden and area of patio with access via both sides of the house to a superb rear garden. This has been designed in tiers and incorporates numerous terraces including a delightful decked patio which has the benefit of direct access from both the main reception room (currently utilised as a dining room) and the dining kitchen - perfect for outdoor dining and entertaining. Decorative stoned steps lead down to an area of lawn - ideal for use as a children's play area being fully enclosed with fencing. There is also a good section of patio to the other side of the property.

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

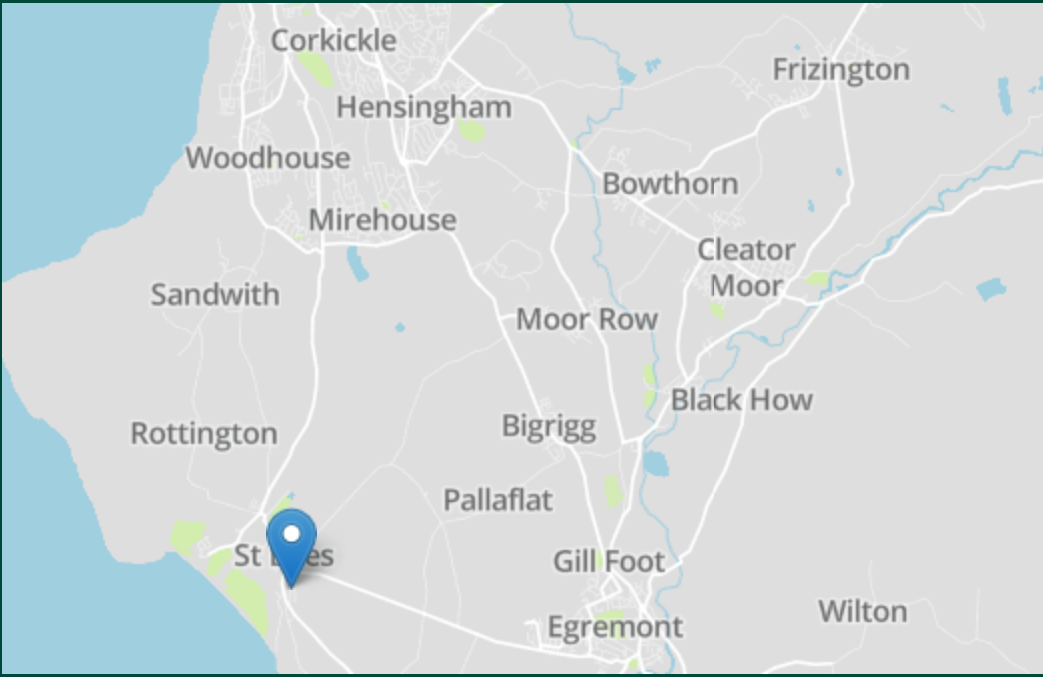
Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band F

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA27 0AR and identified by a PFK 'For Sale' board. Alternatively by using [What3Words///eggplants.statue.novelist](#)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

Approximate total area⁽¹⁾
2202.45 ft²
204.62 m²

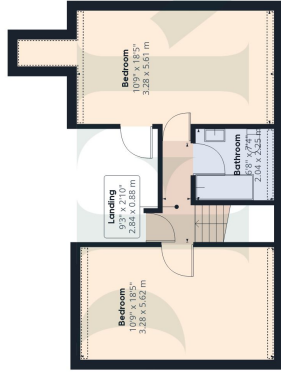
Reduced headroom
102.22 ft²
9.5 m²



Floor 1



Floor 0



Floor 2

(1) Excluding balconies and terraces

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

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used for plan only for illustrative purposes only.

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