



BLOSSOM MOUNT | SEA MILL LANE | ST BEES | CUMBRIA | CA27 0BE

PRICE £495,000





SUMMARY

Located in a private position within the sought after coastal village of St Bees and within walking distance of the sandy beach, the station and the local hotels/pubs, we are delighted to bring to the market this gorgeous high quality, detached family home. St Bees lies on the Cumbrian coastline just south of the historic town of Whitehaven and famously is the start/finish of Wainwrights famous Coast to Coast long distance footpath so this is a hugely popular coastal village. The property is built into a sloping site and makes great use of natural light and sea views, offering accommodation lying mainly to first floor level. This includes a statement kitchen/dining/family room with high quality fittings and appliances, an elegant living room, a utility, a principle bedroom with fabulous en-suite, two further bedrooms and a gorgeous bathroom, all with under floor heating. To the top floor there is a fantastic den/TV room which is used as a further bedroom and the significant garage level below has been turned into a gym with sauna, bar and DJ booth but still retains the power garage door. There is a wealth of parking to the front which is of prime importance in St Bees and the sloping garden leads up to a grassed terrace with gorgeous views over the rooftops to the Sea and Isle of Man. This is a forever home - no question!

EPC band TBC

FIRST FLOOR ENTRANCE HALL

Steps lead up from the parking area to a small veranda with a stylish composite front door leading into hall. The generous hall makes a real impression and is fitted with an oak style floor with under floor heating, skylight window, oak and glass stairs leading down to garage level, doors to rooms, double doors to kitchen, feature oak stairs lead up to the den

LIVING ROOM

An elegant room with double glazed window to front with views towards the sea, multi fuel stove set into fireplace, coved ceiling, under floor heating

KITCHEN/DINING/FAMILY ROOM

A generous room which is the heart of this home. Open plan in nature and incorporating a statement, high quality kitchen with wood style floor and under floor heating.

The kitchen area includes a comprehensive range of base and wall units with a large L-shape centre island with quartz work surfaces and breakfast bar. Single drainer sink unit, induction hob in centre island with extractor, twin ovens plus grill/plate warmer, integrated full size fridge and freezer, dishwasher and wine cooler, Double glazed window to rear, box bay double glazed window to rear with window seat and storage under, double glazed French doors to garden, door to utility room

UTILITY ROOM

Stylish storage units matching the kitchen with work surface, single drainer sink unit, space for washing machine and tumble dryer, under floor heating, door to exterior

BEDROOM 1

A generous room with double glazed window to front and views towards the sea, fitted wardrobes, under floor heating, door to en-suite

EN-SUITE SHOWER ROOM

A stylish, contemporary shower room including a walk-in shower area with glass splash screen, body jets and rainfall showerhead, hand wash basin and WC in vanity style unit, towel rail, striking stone type tiling, under floor heating, double glazed window to front, extractor fan

BEDROOM 2

A double bedroom with double glazed window to rear, under floor heating

BEDROOM 3

A further double bedroom with double glazed window to rear, under floor heating



FAMILY BATHROOM

A stylish bathroom of generous size which includes a raised plinth with freestanding tub bath and pillar tap, a separate recessed shower enclosure with twin head thermostatic shower unit, wall mounted hand wash basin with drawers under, low level WC. Heated towel rail, extractor fan, double glazed window to side, gloss wall tiling, tiled floor with under floor heating

FIRST FLOOR

DEN/HOME OFFICE

Accessed via a bespoke oak staircase in the hall is a stunning first floor open plan room with two Velux windows to front. Currently used as an occasional bedroom but suitable for a den, home cinema or office. Door into attic store area, two radiators

BASEMENT LEVEL GARAGE/BAR/SAUNA

The ground floor level includes a large open room for garaging a number of vehicles. The size has allowed the area to be sub-divided and it now includes a gym area with wall mirrors, a bar with counter and storage, a fantastic sauna with radio and glass window & door and an enclosed WC. The garage is accessed via a motorised up/over door and a door by the sauna leads to a staircase rising to main hall.

EXTERNALLY

The property is approached via a shared drive entrance which branches and leads into a generous parking area with space for over 5 vehicles. Access to garage. Steps lead up to the veranda by front door and a side set of steps leads to the rear garden. The rear garden slopes steeply up from the back of the house from a level terrace across the back of the house. A zig-zag path allows easy access to the top where there is a fabulous level area laid to grass which enjoys stunning views over the roofline to the golf course, the sea and the Isle of Man

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

cockermouth@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Ancient St Bees leasehold

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

Fixtures & Fittings: Carpets, two ovens, hob and extractor, dishwasher, fridge, freezer, wine cooler, sauna, bar

Broadband type & speeds available: Standard 3Mbps / Superfast 51Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates O2 and Vodafone have service indoors and out. EE has limited service indoors. 3 has no signal.

Planning permission passed in the immediate area: None known

The property is not listed

DIRECTIONS

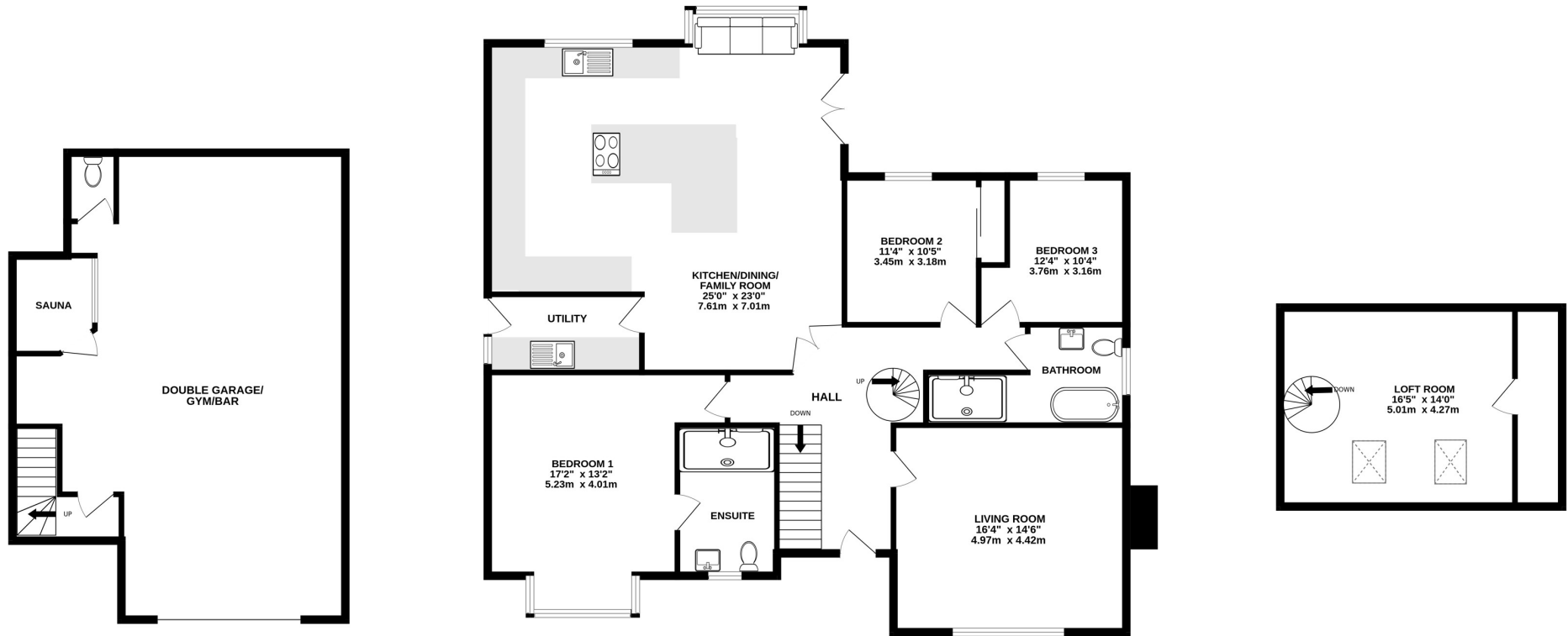
From Whitehaven head out on St Bees Road passing Aldi and Asda. Continue out of town and follow the road for 2 miles, dropping downhill into St Bees. Pass the school and station and head up Main Street past pubs and post office, then turning right into Sea Mill Lane. Pass the terrace called Blyth Place on the left and Heddingham House on the right, then turn left into a shared entrance. Follow this to the last house which is Blossom Mount.



BASEMENT
691 sq.ft. (64.2 sq.m.) approx.

GROUND FLOOR
1571 sq.ft. (146.0 sq.m.) approx.

1ST FLOOR
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 2538 sq.ft. (235.8 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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www.lillingtons-estates.co.uk

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412