

PFK

5 Castle Mews, Whitehaven, Cumbria CA28 7RE

Guide Price: £285,000





PERK

LOCATION

The property is well situated within Whitehaven, enjoying a convenient, central location close to the town's amenities yet benefitting from a peaceful position in a privately owned complex of similar properties on the edge of the town centre. Whitehaven provides an excellent range of services including shops, schools, restaurants and leisure facilities. There are also good bus and rail links connecting it with neighbouring towns and employment centres along the west coast. The delights of the Lake District National Park are also within easy reach. You can immediately feel the peacefulness of nature offering the perfect blend of tranquility with added convenience.

PROPERTY DESCRIPTION

A quite simply beautiful, three bedroom Mews property nestled in a privately owned complex to the rear of Whitehaven Castle on the very edge of the town centre. Properties here are rarely presented to the open market, with this one being immaculately maintained and now being offered for sale with the benefit of no onward chain.

Formerly the original stables to the Lonsdale Estate and believed to date back to the 18th Century, The Castle Mews, was converted in the 1980's and consists of nine, Grade II listed properties. This one, being one of the largest of the properties (approx. 1,378 sq ft/128 sq mtrs), offers immaculate, three bedroom accommodation, a most convenient setting and an abundance of character features including stunning, stone exposed staircase and large, original oak beams in almost every room. The property also boasts timber framed sash windows throughout and two large loft spaces that may offer potential for conversion (subject to the necessary permissions being obtained).

Accommodation briefly comprises to the ground floor: entrance hallway, beautifully appointed lounge with sash windows and stone fireplace, country style kitchen, pantry and WC. To the first floor there is a large, principal bedroom complete with en-suite bathroom, two further bedrooms and a modern bathroom with recently installed assistive walk-in bath tub. A stairlift is currently installed and can be included in the sale (by separate negotiation) if required, with many additional adaptations making the property suitable for those less able that still want the freedom of a two story house.

Description continued ...

Externally, there are three, private, off road, designated parking bays to the side of the property and a large garage situated only 50 metres away from the property is also included in the sale. To the front of the property lies a private, pebbled courtyard for use by the Castle Mews residents, with some captivating mosaic artwork featuring the hounds of the infamous Yellow Earls Estate.

The property's position, being within just a short walk to the amenities in the town centre, makes this an ideal opportunity for buyers looking to downsize, relocate or retire to the area. The property is equally suited to young families or as a second home.

Viewing is essential in order to appreciate the size, presentation and most convenient setting offered by this charming Grade II Listed property.

BRIEF HISTORY

In the 1700s, the property was owned by Sir William Lowther of Holker (1st Earl of Lonsdale) and comprised the stables of the Lowther Estate. By the 1920s, Hugh Lowther, the 5th Earl of Lonsdale (known as the Yellow Earl), became its last Lowther resident. In the 1920s, The Whitehaven Castle and all curtilage buildings became the town's hospital. By the 1980s, Thomas Armstrong's Ltd won prestigious awards for the renovation of the entire estate as health services had by then moved outside of the town centre.

ACCOMMODATION

Entrance Hallway

Accessed via a timber framed stable/dutch door. Welcoming hallway with window overlooking the communal pebbled courtyard. Original reclaimed maple wood flooring from the Whitehaven Castle and impressive pine staircase with dual, fitted wooden hand rails leading to first floor accommodation.

Note: there is currently a stairlift in situ which can be included within the sale by separate negotiation if required.

WC

1.52m x 1.45m (5' 0" x 4' 9") Fitted with low level WC and small wash hand basin. Rear aspect, timber framed sash window with privacy glazing, dado rail, radiator and original reclaimed maple wood flooring from the Whitehaven Castle.

Living Room

5.72m x 5.69m (18' 9" x 18' 8") Beautiful, triple aspect reception room, overlooking woodland to the rear, with high ceiling, original exposed beams, timber framed sash windows with fitted shutters and attractive, feature brick fireplace with gas point and stone hearth. A part glazed, wooden door provides access into:-

Inner Hallway/Under Stairs Area

This space could be utilised for a variety of purposes including wine cellar, pantry, storage or even as small office space. Original stone under-staircase feature, timber framed sash window, ceramic tiled floor and open access to:-

Kitchen

3.42m x 4.19m (11' 3" x 13' 9") A bright kitchen with timber framed, sash window overlooking woodland area to the rear. Fitted with a bespoke, made to measure, traditional style, pine Belfast utility unit with doors, under unit storage for appliances, tiled splash back and deep pine worktop. Space/point for freestanding cooker, extractor fan, radiator and ceramic tiled floor. Timber framed, stable/dutch door giving access to the rear.

FIRST FLOOR

Landing

With large, timber frame sash window with fitted shutters, overlooking woodland at the rear of the property. Access to first loft space.

Principal Bedroom

4.23m x 3.60m (13' 11" x 11' 10") Large, front aspect, double bedroom benefitting from two timber framed sash windows overlooking the pebbled courtyard. Exposed ceiling beam, recessed, fitted, double pine wardrobe and access to:-

En Suite Bathroom

2.46m x 2.05m (8' 1" x 6' 9") Partly tiled, Victorian style en suite bathroom fitted with three piece suite comprising freestanding, cast iron, claw footed bath with shower attachment, high level WC and Charlotte pedestal wash hand basin. Exposed ceiling beam, obscured window, radiator and exposed floor boards.

Inner Landing

Accessed via step up from the main landing. Radiator, built in storage and access to large, second loft space and boiler.

Bedroom 2

3.35m x 2.64m (11' 0" x 8' 8") Rear aspect, double bedroom with exposed beam, two timber framed sash windows, radiator and recessed, fitted, double pine wardrobe.

Bedroom 3

3.37m x 3.04m (11' 1" x 10' 0") Double bedroom with exposed ceiling beam, timber framed sash window to side elevation, radiator and recessed, fitted, double pine wardrobe.

Bathroom

1.89m x 1.86m (6' 2" x 6' 1") Fitted with white, three piece suite comprising assistive, walk-in bathtub with shower attachment, low level WC and small wash hand basin. Tiled splash backs and parquet effect flooring.

EXTERNALLY

Parking & Communal Outdoor Area

Private access from the main road leads around to the back of Castle Mews where there is private, off road, parking space belonging to No. 5 for two cars alongside the main house. There is a third designated parking bay a stones throw from the back door and also a large private garage approx. 50 metres away. Residents can enjoy a 10 second grace period upon exiting the Mews onto the main road through the traffic lights.

A porch area provides an under cover entrance to the rear of the property (into the kitchen) and has the benefit of an external water tap and large storage cupboard.

To the front of the property there is a private pebbled courtyard for use by Castle Mews residents with a captivating, mosaic artwork featuring the famous Hounds of the Lonsdale Estate. We are informed by the owner of the property that this is a real sun trap area and some magnificent sunsets can be taken in here.

Garage

With up and over door. The garage is deep and tall for one vehicle. It has a large loft storage space which may be a bonus for anyone wishing to install a mezzanine to create an additional functional space, subject to any necessary permissions being obtained.

ADDITIONAL INFORMATION

Tenure & Service Charge

Tenure - the property is leasehold with a remaining term of 966 years (lease 999 years from 1st December 1990).

Management & Service Charge - a management company is in place made up of the residents of the nine properties within the Castle Mews development. A service charge of £150 per annum is payable to cover maintenance of communal areas, some of which include guttering, exterior paintwork, courtyard and sandstone maintenance. This service charge may be subject to review.

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; timber framed sash windows are installed throughout; telephone & broadband connections installed subject to BT regulations. 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 C

Viewing: Through our Cokeremouth office, 01900 826205.

Directions: The property can be located using the postcode CA28 7RE and identified by a PFK 'For Sale' board. Alternatively by using What3Words///nothing.scribbled.nerves





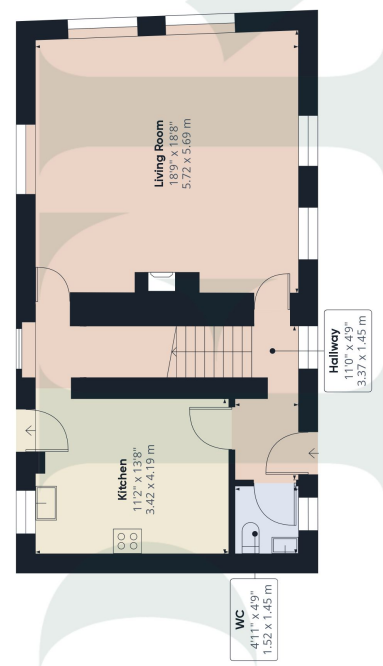
PFK

Approximate total area⁽¹⁾
1264.94 ft²
117.52 m²

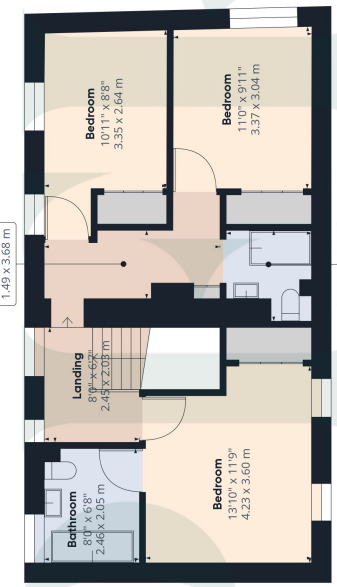
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should not be relied upon for planning or illustrative purposes only.

GIRAFFE360



Floor 0



Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			