



BRAESIDE | BRAYSTONES | BECKERMET | CUMBRIA | CA21 2YL

PRICE £150,000







### SUMMARY

Ever dreamed of living right on the beach? Watching the summer sun set over a campfire? or the stormy winter seas lash against the shore? Well then take a peek at this unique three bedroom bungalow located in a small beach-front community at Braystones on the Cumbrian Coast! A perfect bolt-hole, holiday home or permanent home for the 'free-spirited' this property sits above a shingle access road and looks straight out over the sea... The accommodation includes a living room, a modern kitchen/dining room, a utility, lovely sun room, three bedrooms and a wet room style shower room. There is a drive to the side, a fantastic elevated patio terrace with open sea views and two useful storage sheds for hobby equipment. There is even a tiny station within 100m as the West Coast train line runs along the coastline behind the property. This leasehold property definitely stirs the imagination!!

EPC band TBC

### ENTRANCE

Steps up from the beach access track lead up to an elevated enclosed garden area with door into sun room.

### SUN ROOM

A lovely room with double aspect and polycarbonate roof. Double glazed windows to front and side, tiled floor, door to a useful store room. Door to hall

### HALLWAY

Doors to rooms, tiled flooring

### LIVING ROOM

Double glazed window to front with a view out to sea, electric fire with surround and hearth, electric radiator, tiled flooring. doors to bedroom 2 and to kitchen

### KITCHEN/DINING ROOM

A generous open plan room with a kitchen area fitted with base and wall mounted units plus breakfast bar and work surfaces, electric hob with extractor, eye level oven and grill, space for fridge freezer, washing machine and dishwasher, double glazed window to rear, tiled flooring.

The dining area has a double glazed window to front with table and bench with a view out over the sea. coved ceiling, electric radiator, tile effect flooring, door to utility porch

### SIDE PORCH

With space for appliances, storage cupboard and door to rear

### BEDROOM 1

Double glazed window to front with a view out to sea, tiled floor, electric heater

### BEDROOM 2

Double glazed window to rear, electric heater, coved ceiling, tiled floor



### BEDROOM 3

Double glazed window to rear, coved ceiling, tiled floor

### WET ROOM

Double glazed window to side and rear, wet room shower area with tiled flooring and floor drain, electric shower unit, pedestal hand wash basin, low level WC. Tiled walls

### EXTERNALLY

To one side of the property a path leads up to a patio terrace with space for sofas and enjoying a stunning view over the sea. Useful outhouse for storage and rear access path to a garden area planted into the banking leading up to the train line. To the other side there is a parking space on sloping drive, a further patio and a second outhouse for storage.

### 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: Leasehold. Annual lease £350 to Leconfield Estates

Services: Mains water and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speed: Standard only 25Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates that Vodafone has no signal indoors but others may have limited service. All providers ok outdoors

Planning permission passed in the immediate area: None known

This location can suffer from coastal erosion. Stormy seas and sea levels at spring high tide can disrupt the shingle access road and require shutters (provided) to be fitted to front windows as a precaution.

The property is not listed

### DIRECTIONS

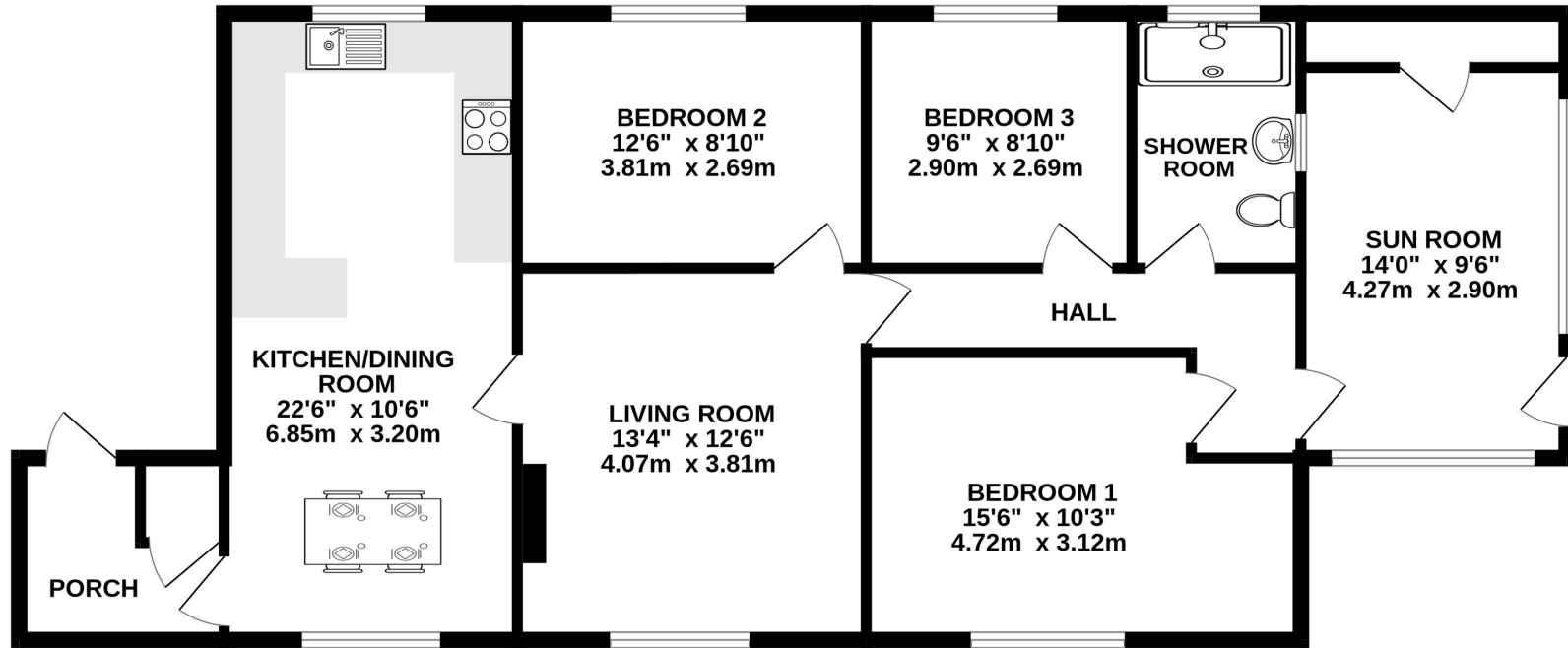
From Whitehaven head south on the A595 passing Bigrigg and Egremont. Turn right by the cemetery and then left to Beckermet. In the centre of the village before reaching the pub turn right uphill to Braystones and follow this single track lane into the village, crossing the river and continuing past houses on the left. Head uphill ignoring a lane on the the right, passing Tarnside holiday park and turning left to the station. Park in a small layby by the station, carefully cross the trainline and walk down a shingle road onto the beach. The property will be located on the right, elevated and facing the sea







**GROUND FLOOR**  
1063 sq.ft. (98.8 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 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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