

PFK

Hedingham House, Sea Mill Lane, St Bees, Cumbria CA27 0BD

Guide Price: £495,000





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LOCATION

St Bees is an attractive, seaside village 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, highly regarded schools, and commuter links via the A595 and railway.

PROPERTY DESCRIPTION

Nestled in the heart of St Bees village, this substantial detached home offers the perfect blend of traditional charm and modern day living. With its flexible and extended accommodation, this property is ideal for families or those looking for a spacious home. Boasting a large walled garden, plentiful parking and stunning views over the local golf course towards the Irish Sea, this residence offers a tranquil and idyllic setting close to all village amenities.

Hedingham House boasts versatile accommodation arranged across 3 floors, having been thoughtfully extended to cater to the needs of a modern family. The ground floor features a beautiful open plan living/dining room which opens into a modern kitchen with large island unit, formal lounge with open fire, garden room perfect for use as a home office, second reception room/bedroom currently set up as a hobby room, utility room and cloakroom/WC. To the first floor there is a large principal suite with shower room, walk in wardrobe and French doors leading out on to a beautiful private balcony which enjoys some of the finest views from the property. There are two further bedrooms to the first floor, along with a large family bathroom, with another two bedrooms positioned in the eaves on the second floor.

Externally, there is a large driveway providing offroad parking for several cars including a large single garage and space for a caravan or motorhome, and a stunning walled garden creating the perfect setting for families and children.

Despite its peaceful location, Hedingham House is conveniently located close to the village centre and amenities, including highly regarded schools and railway station providing an easy commute to neighbouring towns and employment centres. The nearby beach also offers the perfect spot for families to enjoy.

Boasting a fabulous position in the village, breathtaking views and generous accommodation, Hedingham House really has so much to offer a young family and is equally suited to buyers looking to relocate from busier towns and cities. Viewing is strongly encouraged.

ACCOMMODATION

Entrance Hall

2.02m x 3.32m (6' 8" x 10' 11") Accessed via composite door. With side aspect window, tiled flooring, radiator, door into the open plan living/dining area and a further door into the utility room.

Utility Room

1.98m x 2.21m (6' 6" x 7' 3") Fitted with a range of matching wall and base units with complementary work surfacing, incorporating Belfast sink with mixer tap. Plumbing for washing machine and tumble dryer, space for full height fridge freezer, tiled flooring, side aspect window and UPVC glazed door leading out to the rear gardens.

Open Plan Living/Dining Area

8.21m x 3.45m (26' 11" x 11' 4") (overall measurements) Having been extended to create a lovely entertaining space for families, this room has wood effect flooring throughout, a rear aspect window and patio doors with glazed side panels, both enjoying views over the gardens. With contemporary, vertical curved radiator, downlights and open access into the kitchen.

Kitchen

3.73m x 4.17m (12' 3" x 13' 8") Fitted with a range of matching, modern wall and base units with complementary granite work surfacing, incorporating sunken 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Matching central island unit with feature granite work surfacing, space for range style cooker and large fridge freezer, understairs storage cupboard, radiator and door into the inner hallway.

Inner Hallway

With stairs leading to the first floor, large storage cupboard, corridor leading back into the extension living/dining room and doors giving access to the formal lounge and the second reception room.

Formal Lounge

4.3m x 6.51m (14' 1" x 21' 4") A beautiful, dual aspect reception room with windows to the front and side, open fireplace set in a traditional wooden surround with contrasting hearth and backplate, radiator and glazed folding doors giving access into the garden room.

Garden Room

2.56m x 3.47m (8' 5" x 11' 5") Currently utilised as an office, with a Victorian style radiator and benefitting from windows to the side and rear aspects overlooking the garden.

Second Reception Room

3.65m x 3.52m (12' 0" x 11' 7") Currently utilised as a hobby room, this room could also be used as a ground floor bedroom for dependent relatives if required. With radiator and dual aspect windows.

Cloakroom/WC

0.95m x 1.58m (3' 1" x 5' 2") Fitted with a small wash hand basin and concealed cistern WC, part panelled walls, radiator and small obscured window.

FIRST FLOOR LANDING

A split level landing with radiator and a beautiful rear aspect arched window, perfectly positioned to take advantage of the views over the golf course and towards the Irish Sea. The main landing has stairs leading to the second floor and doors to all first floor rooms.

Bedroom 1 - Principal Suite

4.23m x 4.4m (13' 11" x 14' 5") A generous, dual aspect double bedroom with window to the side and French doors leading out on to the beautiful decked balcony with glass balustrades and enjoying fine views over the golf course and towards the Irish Sea. With loft access hatch, radiator, access into a walk in wardrobe and door to the ensuite.

Ensuite Shower Room

2.73m x 2.01m (8' 11" x 6' 7") Fitted with a recently installed three piece suite comprising concealed cistern WC, wash hand basin in a high gloss vanity unit and large walk in shower cubicle with mains shower. Part PVC panelled walls, contemporary vertical radiator and obscured rear aspect window.

Bedroom 2

3.58m x 3.57m (11' 9" x 11' 9") A generous dual aspect double bedroom with radiator.

Family Bathroom

3.51m x 3.64m (11' 6" x 11' 11") A generous family bathroom, fitted with a four piece suite comprising close coupled WC, twin wash hand basins set on vanity unit, large corner shower cubicle with PVC panelling and mains shower and freestanding bath with floor mounted mixer tap. Alcove shelving, radiator, chrome laddered towel rail and rear aspect obscured window.

Bedroom 3

2.01m x 2.66m (6' 7" x 8' 9") Currently utilised as an office, a rear aspect single bedroom with radiator.

SECOND FLOOR LANDING

With part sloped ceiling and small rear aspect window, radiator and doors to remaining bedrooms.

Bedroom 4

5.56m x 3.61m (18' 3" x 11' 10") With partly sloped ceiling and Velux rooflight, radiator and two rear aspect windows overlooking the golf course and towards the Irish Sea.

Bedroom 5

3.91m x 3.59m (12' 10" x 11' 9") With part sloping ceiling and Velux roof light, radiator and front aspect window.

EXTERNALLY

Gardens and Parking

The property boasts a generous driveway to the front and side, providing offroad parking for several cars, with a space to the side of the garage suited for parking a caravan or motorhome. Side access leads into a stunning walled garden with a large section of lawn creating the perfect setting for children, an enclosed slate patio, allotment and vegetable beds, mature trees and rockery gardens.

Garage

3.52m x 5.51m (11' 7" x 18' 1") A large, single adjoining garage, with up and over door, power and lighting, and further pedestrian door to the rear.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is leasehold.
The EPC rating is D.

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 gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Super fast fibre broadband connection installed. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Cockermouth office, 01900 826205.

Directions: Hedingham House can be located using the postcode CA27 0BD and identified by a PFK 'For Sale' board. Alternatively by using [What3Words///overdone.sprinter.trailing](#)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	55	
(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⁾
2630.9 ft²
244.42 m²

Reduced headroom
55.45 ft²
5.15 m²

Floor 1

Floor 1

Floor 0

Floor 0

Floor 2

Floor 2

(1) Excluding balconies and terraces

E: 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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