



4 SEA VIEW | ST BEES | CUMBRIA | CA27 0BB

PRICE £225,000





SUMMARY

Located in a super position with views towards St Bees Head this elegant property is a real treat! St Bees lies at the start of Wainwright's Coast to Coast long distance footpath & has to be one of the most sought after in West Cumbria with sandy beach, station, schools and golf course all at hand and this property which is offered chain free is therefore bound to sell quick! The accommodation includes an entrance hall with exposed stone wall, living room, dining room, utility, a gorgeous basement kitchen/family room with bi-fold door, a useful WC, three 1st floor bedrooms with lovely bathroom, plus a large attic room which could make a fabulous den. With low maintenance garden to the front this will make a perfect lock-up and leave or home for those who love the outdoors!

EPC band D

GROUND FLOOR

ENTRANCE

Stone steps from courtyard area with metal handrails lead up to front door and access to hall

ENTRANCE HALL

Doors to rooms, feature exposed sandstone wall, part panelling to other wall, wooden flooring, stairs to first floor

LIVING ROOM

Double glazed window to front with blinds, multi fuel stove in exposed stone fireplace, exposed stone wall, cast iron style radiator

DINING ROOM

Double glazed window to rear, part glazed door to rear, radiator with cover, coved ceiling, fire surround, wood style flooring

UTILITY ROOM

Double glazed windows to side and rear, fitted base and wall mounted units with wood effect work surfaces, single drainer sink unit, space for two appliances, wall mounted boiler, stairs lead down to basement level

BASEMENT LEVEL

HALLWAY

Doors to kitchen and WC, wood style flooring

WC

Fitted with hand wash basin with cupboards under, low level WC, wood style flooring, radiator

KITCHEN/FAMILY ROOM

A generous, lovely space with outside access to street level. the family room has composite door out into courtyard garden, separate bi-fold doors to front with fitted blinds, spot lighting, vertical radiator, open to kitchen area which is fitted with a wide range of base and wall mounted units and work surfaces, including breakfast bar. single drainer sink unit, 900mm range cooker with extractor, space for American style fridge freezer and dishwasher, radiator

FIRST FLOOR

LANDING

Wooden doors to rooms, door leading to ladder stairs accessing attic room, under stairs storage cupboard



BEDROOM 1

Double glazed window to rear with blinds, exposed stone chimney breast with fireplace, radiator

BEDROOM 2

Double glazed window to front with lovely views over the golf course towards the sea, exposed stone chimney breast, wooden floorboards

BEDROOM 3

Double glazed window to front with views, fitted blinds, two exposed stone walls, radiator

BATHROOM

Fitted modern suite including panel bath with centre tap, shower and glass screen, hand wash basin with cupboards under, low level WC. Double glazed window to rear, cast iron style radiator, towel rail, tiling to half wall height, herringbone pattern wood style flooring, extractor fan

SECOND FLOOR

ATTIC ROOM

Stairs lead up into a generous attic room with vaulted ceiling, exposed purlins and two Velux windows to front, opening into eaves storage area.

EXTERNALLY

The property benefits from a lovely courtyard area to front accessed from the roadside with space for patio set and with doors from the family room plus steps up to main entry door. This is laid with stone flags and perfect for dining/garden furniture. To the rear is a small triangular yard accessed from the dining room measuring 9'6 x 6'4 along the two adjacent sides.

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: C Tenure: St Bees Ancient Leasehold

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

Fixtures & Fittings: Carpets, range cooker, blinds

Broadband type & speed: Standard 3Mbps/Superfast 59Mbps

Known mobile reception issues: Three may have data issues, all other providers OK

Planning permission passed in the immediate area: None known

The property is not listed

DIRECTIONS

From Whitehaven head out past Asda and Aldi on St Bees Road and continue to St Bees. Once down the hill and past the school cross the train line by the station and follow Main Street past the post office. Once through the 'narrows' turn right onto Sea Mill Lane and the property will be situated on the left hand side.

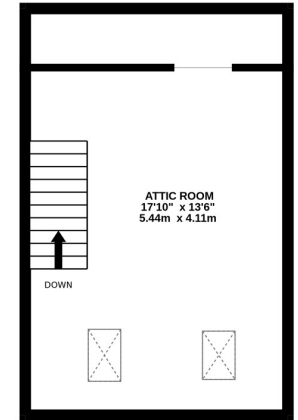
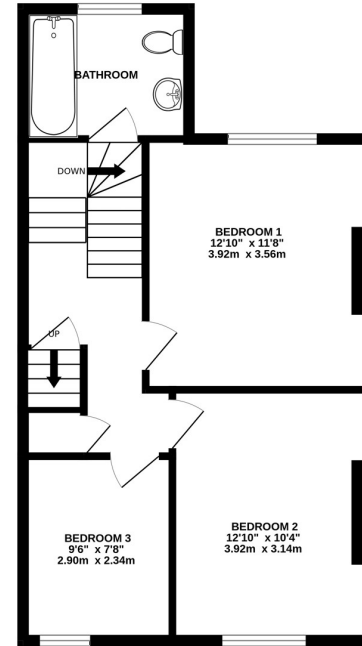
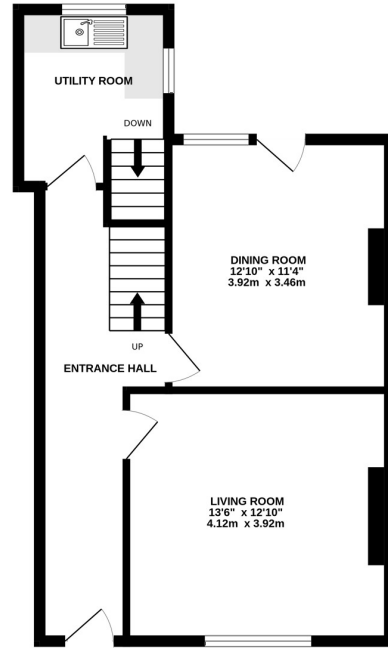
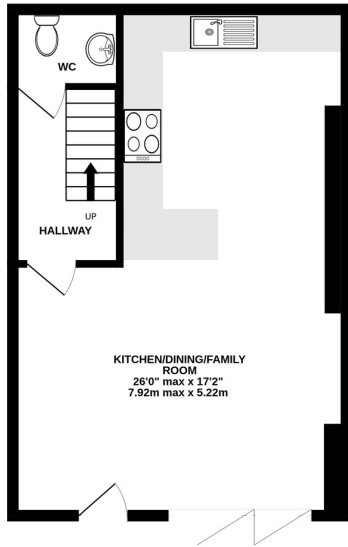


BASEMENT
432 sq.ft. (40.1 sq.m.) approx.

GROUND FLOOR
510 sq.ft. (47.3 sq.m.) approx.

1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.

2ND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 1734 sq.ft. (161.1 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		57	80
England, Scotland & Wales			
EU Directive 2002/91/EC			