

PFK

The Admiral's Home, Irish Street, Whitehaven, Cumbria CA28 7BU

Guide Price: £450,000





PEK

LOCATION

The property is well situated within the town centre of Whitehaven, enjoying a convenient, central location close to the town's excellent range of amenities including shops, schools, restaurants and leisure facilities. There are also good bus and rail links in the town centre connecting it with neighbouring towns and employment centres along the west coast.

PROPERTY DESCRIPTION

Introducing The Admiral's Home, a remarkable Grade II Listed townhouse situated in a prime location in Whitehaven town centre. This stunning property has been fully renovated to an impeccable standard, offering luxurious accommodation across four floors, including a cellar. The ground floor features three elegant reception rooms and a stunning kitchen, together with an ensuite bedroom with a beautifully appointed shower room.

The first floor boasts an impressive principal suite featuring a luxurious freestanding bath, exuding elegance and relaxation. Additionally, three further spacious bedrooms and two beautifully appointed bathrooms, provide ample space for a growing family, ensuring everyone enjoys their own private retreat. The second floor continues to impress with three more well proportioned bedrooms and two additional bathrooms, guaranteeing comfort and convenience for all residents. Externally, The Admiral's Home offers an expansive, lawned walled garden, creating a private oasis in the heart of the town, perfect for outdoor gatherings.

Currently trading as a luxury holiday let, this property is perfect for growing families and those looking to relocate to the area. The careful restoration and design choices enhance the property's period features while providing all the contemporary amenities to suit the most discerning buyer. This combination of historic charm, space and modern luxury makes The Admiral's Home a truly unique and desirable residence. Viewing is highly recommended.

ACCOMMODATION

Entrance Hall

Accessed via traditional front door. With exposed brickwork, wood effect flooring and opening into the inner hallway which has stairs leading up to the upper floors and doors leading to the ground floor rooms. There is access under the stairs leading down to the large cellar space which could provide scope for conversion, subject to permission being obtained.

Dining Room

5.41m x 3.3m (17' 9" x 10' 10") A beautiful rear aspect reception room with two sliding sash windows overlooking the garden. Decorative coving and ceiling rose, feature fireplace with contrasting surround, radiator and wood flooring.

Dining Kitchen

5.39m x 3.83m (17' 8" x 12' 7") A rear aspect room with twin sliding sash windows overlooking the gardens. The kitchen is fitted with a range of high quality, matching wall and base units with complementary granite work surfacing, incorporating sunken sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric hob with extractor over and separate electric oven integrated at eye level, space for American style fridge freezer and plumbing for washing machine and tumble dryer. Ample space to accommodate a large dining table and chairs, decorative coving, inset ceiling spotlights, cast iron radiator, wood effect flooring and part glazed UPVC door out to the rear.

Cloakroom/WC

0.87m x 1.08m (2' 10" x 3' 7") Fitted with low level WC and small wash hand basin with tiled splashback, wood effect flooring.

SPLIT LEVEL LANDING 1

Main Reception Room

4.82m x 4.16m (15' 10" x 13' 8") A stylish and contemporary reception room with a further entrance door from the street giving direct access into this spacious room. With decorative coving, wall mounted lighting, radiator, wood flooring and front aspect sliding sash window.

Reception Room 2

4.75m x 2.51m (15' 7" x 8' 3") Currently set up as a reading room with original storage cupboard, radiator and front aspect sash window with original shutters.

Bedroom 1

2.2m x 2.69m (7' 3" x 8' 10") With exposed timber to one wall, radiator and wood flooring.

Ensuite Shower Room

1.11m x 1.76m (3' 8" x 5' 9") Fitted with a three piece suite comprising close coupled WC, small wash hand basin and large walk in shower cubicle with quadrant tiled splashbacks and mains rainfall shower.

SPLIT LEVEL LANDING 2

Bedroom 2

5.43m x 3.49m (17' 10" x 11' 5") A beautiful suite, perfect for use as a principal bedroom. With exposed brickwork to one wall, radiator, wood flooring and twin sliding sash windows to the rear overlooking the garden. This room benefits from a recessed alcove housing a freestanding rolltop bath with central mixer tap and part tiled flooring.

FIRST FLOOR

Landing

With feature spiral staircase up to the second floor, exposed wood flooring and window at half landing level overlooking the gardens.

Family Bathroom

3.21m x 2.65m (10' 6" x 8' 8") Fitted with a four piece suite comprising low level WC, freestanding rolltop bath with central mixer tap and hand held shower attachment, wash hand basin and quadrant tiled corner shower cubicle with mains rainfall shower. Chrome laddered towel rail, tiled flooring, down lights and two rear aspect sash windows overlooking the gardens.

Bedroom 3

4.78m x 3.84m (15' 8" x 12' 7") A front aspect double bedroom with wood panelling to one wall, feature fireplace, original storage cupboard, two cast iron radiators, exposed wood flooring and twin sash windows.

Bedroom 4

4.82m x 3.60m (15' 10" x 11' 10") With feature fireplace, wood panelling to one wall, two cast iron radiators, exposed wood flooring and twin, sliding sash front aspect windows.

Shower Room

2.11m x 1.97m (6' 11" x 6' 6") Fitted with a three piece suite comprising low level WC, wash hand basin and quadrant tiled shower cubicle with mains rainfall shower, Victorian style radiator, inset ceiling spotlights and tiled flooring.

SECOND FLOOR

Bedroom 5

3.61m x 1.91m (11' 10" x 6' 3") With radiator, inset ceiling spotlights and rear aspect sash window.

Bedroom 6

4.69m x 2.97m (15' 5" x 9' 9") A spacious front aspect double bedroom with sash window, inset ceiling spotlights and further window to the front.

Bedroom 7

3.80m x 2.31m (12' 6" x 7' 7") A front double bedroom with inset ceiling spotlights.

Bedroom 8

4.76m x 2.36m (15' 7" x 7' 9") With feature fireplace, inset ceiling spotlights, radiator and front aspect sash window.

Shower Room 2

1.91m x 1.8m (6' 3" x 5' 11") Fitted with a three piece suite comprising low level WC, wash hand basin set on a vanity unit, and walk in quadrant tiled shower cubicle with mains rainfall shower.

Bathroom 2

2.45m x 2.99m (8' 0" x 9' 10") Fitted with wash hand basin set on a vanity unit and panelled bath with central mixer tap and hand held shower attachment. Chrome laddered towel rail, inset ceiling spotlights and two rear aspect sash windows overlooking the garden.

EXTERNALLY

Gardens

The property sits in a prominent position on Irish Street in the heart of Whitehaven and the outside space, which is unusual for a townhouse property in the town centre, benefits from a generous walled garden to the rear, laid mainly to lawn with patio area suitable for outdoor dining and entertaining.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
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 : Naphthens 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 & drainage. Gas fired central heating and single glazing installed. 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 E

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The Admiral's Home can be located using the postcode CA28 7BU, alternatively by using [What3words///stress.lows.split](#)



PFK



PFK



PFK



PFK



PFK



PFK



PFK



PFK



PFK



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			
		55	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate total area⁽¹⁾

2583.77 ft²
240.04 m²

Floor 1

Floor 2

Floor 0

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to the floor plan for illustrative purposes only.

GIRAFFE360