

PFK

24 Fairladies, St Bees, Cumbria CA27 0AR

Guide Price: £320,000





PRK

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, a highly regarded primary school, and commuter links via the A595 and railway.

PROPERTY DESCRIPTION

This attractive three bed townhouse is located in the highly desirable 'Fairladies' estate on the outskirts of St Bees village. The property is meticulously cared for and features a stylish design throughout, making it an appealing choice for potential buyers looking for a turn-key home.

The accommodation is arranged over three floors with an entrance hallway, cloakroom/WC and a good sized reception room with lovely views over towards St Bees Head and the Irish Sea to the ground floor. To the lower ground floor, there is a generous hallway with ideal office space, a spacious dining kitchen with high spec. appliances and a further versatile room that could be utilised as a snug, second reception room or as a fourth bedroom if required. To the first floor, there is a family bathroom and three well proportioned bedrooms with the principal bedroom benefitting from an ensuite shower room and enjoying lovely views towards the sea.

Situated in a convenient location, this property is just a short distance from a range of village amenities including schools, a railway station, and the beach. It provides an ideal setting for young families who are seeking to establish themselves in a lively community.

ACCOMMODATION

Entrance Hall

5.0m x 1.2m (16' 5" x 3' 11") Accessed via UPVC part glazed front door. With stairs leading up to the first floor and also down to the lower ground floor, decorative coving, wood effect flooring, radiator, door to integral garage and doors leading to ground floor rooms.

Cloakroom/WC

2.2m x 0.9m (7' 3" x 2' 11") Fitted with WC and wash hand basin, part tiled walls, wood effect flooring, radiator and obscured front aspect window.

Living Room

3.3m x 5.8m (10' 10" x 19' 0") A bright and spacious rear aspect reception room with three windows enjoying views over the village and towards St Bees Head and the coast. With decorative coving, radiator and gas fire set in feature fireplace. (please note the gas fire is not operational)

LOWER GROUND FLOOR

Hallway/Storage/Office Space

5.0m x 2.2m (16' 5" x 7' 3") Extended by the current owners, there is ample storage space, including an area to the rear that could be used as an ideal office if required, understairs cupboard, inset ceiling spotlights, wood effect flooring, radiator and doors to the dining kitchen and snug/reception room 2/bedroom 4.

Snug/Reception Room 2/Bedroom 4

4.3m x 3.0m (14' 1" x 9' 10") A versatile space with decorative coving, radiator, slate tiled flooring, inset ceiling spotlights and side aspect window.

Dining Kitchen

3.3m x 5.8m (10' 10" x 19' 0") Fitted with a range of wall and base units in a wood finish with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated Neff appliances including countertop mounted gas hob with extractor over, eye level double oven, dishwasher and fridge freezer. Ample space for a six to eight person dining table, radiator, tiled flooring, rear aspect window and French doors leading out to the garden.

FIRST FLOOR LANDING

2.8m x 1.1m (9' 2" x 3' 7") With decorative coving, large storage cupboard, loft access hatch and doors to first floor rooms.

Family Bathroom

2.0m x 2.3m (6' 7" x 7' 7") Fitted with a three piece suite comprising bath with mains shower over, WC and wash hand basin. Part tiled walls, mirror fronted vanity cabinet, inset ceiling spotlights, radiator, extractor fan and obscured front aspect window.

Principal Bedroom

3.9m x 3.3m (12' 10" x 10' 10") A generous, rear aspect double bedroom with radiator and enjoying superb views towards St Bees Head and the Irish Sea.

Ensuite Shower Room

1.1m x 2.2m (3' 7" x 7' 3") Recently installed by the current owners, the ensuite is fitted with a three piece suite comprising shower cubicle with mains shower and recessed shelving, WC and vanity wash hand basin with illuminated mirror over. Tiled walls, spotlighting and heated towel rail.

Bedroom 2

3.3m x 2.3m (10' 10" x 7' 7") A rear aspect double bedroom with radiator and enjoying lovely views over towards St Bees Head and the Irish Sea.

Bedroom 3

3.0m x 3.3m (9' 10" x 10' 10") A front aspect double bedroom with radiator.

EXTERNALLY

Gardens and Parking

To the front, there is a hedge border to the side and offroad parking for three to four cars on the driveway leading to the integral garage. To the rear, which is accessed by a pathway and steps from the front, the enclosed garden has a lawned area with inset trampoline and an attractive generous patio and seating area, recently laid by the current owners.

Garage

4.9m x 3.2m (16' 1" x 10' 6") Integral garage with up and over door, power and lighting. Currently used for storage with space for a tumble dryer.

ADDITIONAL INFORMATION

Tenure & EPC

The Tenure is leasehold.
The EPC rating is C.

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 and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. 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 C

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be easily located on Fairladies, by using What3words location [///organisms.news.hooks](https://www.what3words.com/organisms.news.hooks) or alternatively by using the postcode CA27 0AR.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Approximate total area⁸
1457.49 ft²
135.41 m²

Reduced headroom
9.17 ft²
0.85 m²

(1) Excluding balconies and terraces

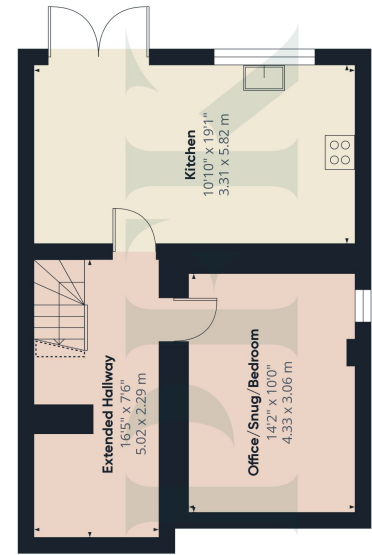
⌚ Reduced bedroom
(below 1.5m/4.92ft)

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.

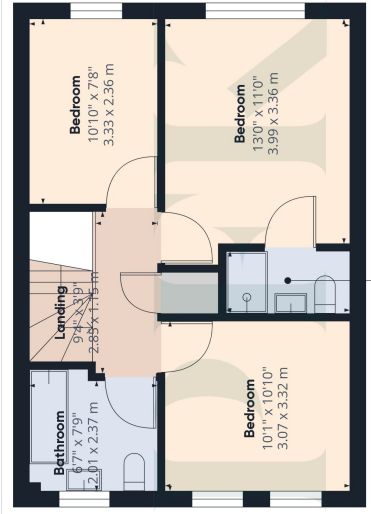
GIRAFFE360



Floor 0



Floor -1



Floor 1