



4A CROSS STREET | WHITEHAVEN | CUMBRIA | CA28 7BX

PRICE £225,000





## SUMMARY

Its not often you find a period home in the centre of town with a private garden and a garage - but this characterful Grade II listed home on Cross Street in Whitehaven offers both of these key features and more besides. The six bedroom home is split over three floors and has been extended to the side in the past, so is now an L shape. The Victorian additions include a rather unique two storey curved wall overlooking the garden, making the living room almost circular in shape. The property is offered chain free and when upgraded we think it will reward the buyer who pumps energy and passion into it. The 6 bedrooms are complimented by a bathroom with his/hers doors, an en-suite, plus three ground floor reception rooms, a WC, utility and a large kitchen/breakfast room with Aga. With the walled garden and a garage accessed from the garden, this clearly ticks a lot of boxes for a family home in town.

EPC Exempt

## GROUND FLOOR ENTRANCE HALL

A wooden front door with fanlight over leads into hall with sash window to front, doors to rooms, stairs to first floor, radiator

## STUDY

Sash window to front, double radiator, coved ceiling

## LIVING ROOM

A feature room in an almost circular shape, French doors lead out into garden with windows to either side, recessed fire surround and hearth, double radiator, coved ceiling, ceiling rose

## DINING ROOM

Space for table and chairs, radiator, part glazed door leads into kitchen/breakfast room, gas central heating boiler, a further door leads to rear porch

## REAR PORCH

With double doors leading to garden, door to kitchen

## KITCHEN/BREAKFAST ROOM

Double sash style window to side, fitted kitchen cupboards and work surfaces, two oven gas fired Aga providing some domestic hot water, space for dining table, double radiator, space for fridge freezer and dishwasher, internal door to rear porch

## UTILITY ROOM

Window to side, space for washing machine and tumble dryer, radiator

## GROUND FLOOR WC

Rooflight in ceiling, low level WC. Pedestal hand wash basin, radiator

## FIRST FLOOR LANDING

A large S-shape split level landing with feature arch window to side, Velux window to rear, double radiator, doors to rooms, stairs lead up to second floor

## BEDROOM 1

Double sash window to side double radiator, coved ceiling, personal door to bathroom

## BEDROOM 3

Built in double wardrobe, double radiator, coved ceiling, opening to a separate sitting area with a curved window to side overlooking garden

## BEDROOM 5

Sash window to front, double radiator



## BEDROOM 6

Window to front, double radiator, under stairs storage cupboard

## BATHROOM

A large bathroom with vaulted style ceiling, window to side, Velux window to front, panel bath, bidet, low level WC, pedestal hand wash basin, double radiator, built in triple wardrobe, built in airing cupboard, doors from landing and from bedroom 1

## SECOND FLOOR LANDING

Velux window to front, doors to rooms

## BEDROOM 2

Sloping ceiling with exposed beams, Velux window to rear, built in double wardrobe, double radiator, door to ensuite

## EN-SUITE

A part completed en-suite with a recessed shower tray (no shower unit or screen), pedestal hand wash basin, low level WC. Window to side

## BEDROOM 4

Velux window to front, window to side, exposed beams

## EXTERNALLY

Steps lead up from the roadside to the front door. The rear garden is enclosed by walling and includes an area of lawn, mature planted beds, tree with tree swing, pergola. A path leads to the garage located at the side of the house.

Single garage with entry door and personal door to rear

## 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: D

Tenure: Freehold

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

Fixtures & Fittings: Carpets, Aga

Broadband type & speeds available: Standard 17Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates EE has limited signal indoors but other networks are ok. All providers have signal outside

Planning permission passed in the immediate area: None known

The property is Grade II listed

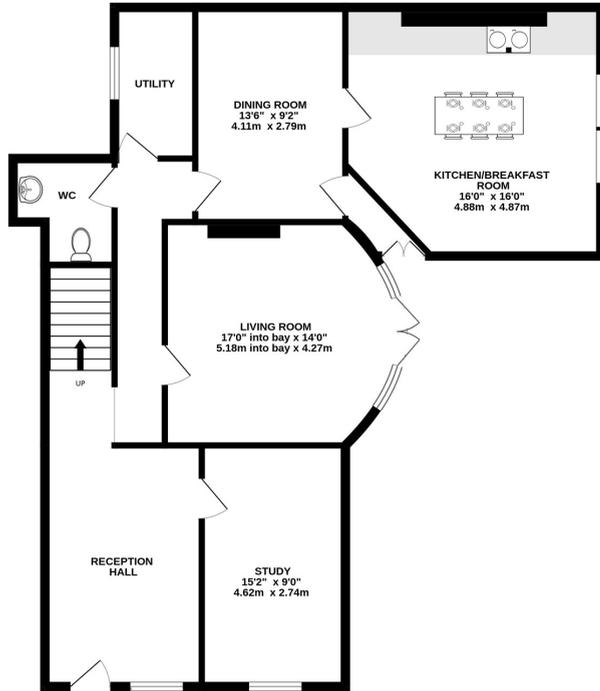
## DIRECTIONS

From the office walk away from the harbour on Lowther Street and take the 2nd turning right onto Queen Street. Follow round the right hand bend and turn left into Cross Street where the property will be situated on the left hand side.

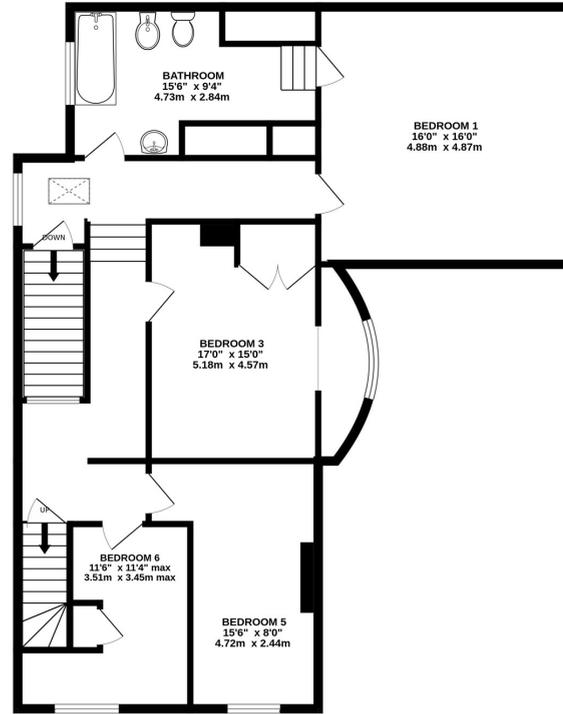
What3words: cape.pillow.wallet



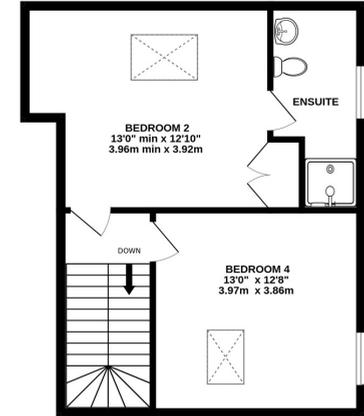
GROUND FLOOR  
1037 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR  
1083 sq.ft. (100.6 sq.m.) approx.



2ND FLOOR  
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 2617 sq.ft. (243.1 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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