

# PFK

Moorleys, St Bees Parish, Cumbria CA22 2UA

Guide Price: £525,000





## LOCATION

Moorleys is situated on the edge of the picturesque village of St Bees, within just a short drive to the heart of the village which provides amenities, including local shops, well-regarded primary school and traditional pubs. The stunning St Bees beach, with its sweeping sands and dramatic cliffs, is also nearby, providing a perfect spot for coastal walks and family outings. The village also boasts excellent transport links, with a railway station offering connections to nearby towns such as Whitehaven and beyond, making Moorleys an ideal location for those seeking a peaceful yet connected lifestyle.

## PROPERTY DESCRIPTION

Moorleys is an impressive refurbishment of a traditional Cumbrian cottage and link barn, dating back to 1731, occupying a secluded and private plot, nestled on the edge of the picturesque village of St Bees. Combining contemporary luxury with the charm of its rural surroundings, this remarkable property has been meticulously converted to an exceptional standard with bespoke fixtures and fittings, offering a blend of modern living and traditional character.

The ground floor features an ultra-modern kitchen/family room, perfect for both everyday living and entertaining. In addition, there is a practical utility room and a spacious en suite double bedroom, providing convenience and comfort. The first floor is home to two further impressive en suite double bedrooms, each designed with style and comfort in mind.

A significant portion of the barn remains unconverted, offering a rare opportunity for the new owner to put their own stamp on this unique property. Planning permission has already been granted for an awe-inspiring open plan living room with mezzanine, as well as a fourth en suite bedroom and its own sitting room with the option of being either accessible from the main living quarters or completely self contained with external entrance, allowing you to expand and enhance the living space to suit your needs.

Surrounded by large gardens, Moorleys boasts an expansive lawn at the rear, ideal for outdoor activities and to enjoy the serene countryside views. The property also benefits from off-road parking for several cars, adding to its appeal as a family home or a retreat from the hustle and bustle of urban life.

### Description ..... continued

Located on the very edge of this charming coastal village, Moorleys offers a perfect setting for those looking to relocate to the area. St Bees is renowned for its beautiful beach, excellent schools, and easy access to nearby towns, making it an attractive destination for families and those seeking a peaceful yet connected lifestyle.

This is a rare opportunity to acquire a home with both finished luxury and the potential to create something truly personal. Viewing is highly encouraged.

## ACCOMMODATION

### Entrance Hallway

Accessed via composite entrance door. A bright and welcoming entrance hallway with stairs to first floor accommodation and glazed door providing access to the rear of the property. Downlights, understairs storage and feature tiled floor.

### Open Plan Living/Dining Kitchen

7.07m x 4.05m (23' 2" x 13' 3") The real heart of the home offering a fabulous living space with bi-folding doors to the front elevation flooding the room with natural light and feature tiled flooring running throughout.

Fitted with a stunning SieMatic kitchen comprising matching gloss wall, base and wall hung units with corian work surfacing, mirrored splash backs and 1.5-bowl sunken sink with MGS tap. Central island unit with quartz work surfacing, built in storage drawers and attached wooden breakfast bar providing informal dining space. High quality appliances include Miele induction hob (set within the central island unit) with ceiling mounted extractor above, two large, single ovens integrated at eye level, as well as a microwave and integrated coffee machine. Feature lighting is incorporated throughout the kitchen.

Note: there is access from the kitchen to the undeveloped part of the barn.

### Utility Room

Fitted with a range of matching, wall, base and full height units with complementary work surfacing incorporating stainless steel sink/drainage unit with mixer tap. Double glazed window, space/power/plumbing for washing machine and tumble dryer, and tiled floor.

### Bedroom 1

2.94m x 4.12m (9' 8" x 13' 6") Dual aspect, double bedroom with tilt and opening glazed door to front elevation and further sash window to rear elevation. Built in wardrobes, Mandarin stone tiled floor, and access to:-

### Ground Floor En Suite Bathroom

2.4m x 3.42m (7' 10" x 11' 3") Fitted with a luxurious suite comprising bath with wall mounted mixer tap and shower attachment, large, fully tiled shower enclosure with mains plumbed, rainfall shower, low level WC and floating wash hand basin with tiled splash back. Obscured window, dual fuel towel rail and underheated tiled floor.

## FIRST FLOOR

### Landing

With window at half landing level. The main landing area has part sloped ceiling, Velux rooflight and offers space for office/study area.

### Principal Bedroom 2

With part pitched ceiling, two Velux rooflights and two sash windows. Downlights, radiator, walk in wardrobe and extensive undereaves storage . Access to:-

### En Suite Bathroom

Luxurious en suite comprising wet room with mains plumbed rainfall shower, bath with wall mounted mixer tap and handheld shower attachment, low level WC and floating wash hand basin set on granite top with wall mounted mixer tap. Fully tiled walls with inset feature recesses, two vertical towel rails and tiled floor.

### Bedroom 3

3.34m x 4.22m (10' 11" x 13' 10") Double bedroom with part pitched ceiling. Dual aspect, sliding sash windows to front and rear elevations, bespoke built in wardrobes and drawers. Door to:-

### En Suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure with mains plumbed rainfall shower, close coupled WC and floating wash hand basin set on vanity unit with tiled splash back. Window and tiled floor.

### Unconverted Section of the Barn

The unconverted section of the barn provides fantastic scope to fully complete the project to your own style and specification. Planning permission has been approved for a large living room with mezzanine level, fourth double bedroom with en suite and a further sitting room/snug - which will be accessible from the main living room but also benefit from independent external access, which could be a great opportunity for multi generational living.

Note: the undeveloped end of the barn also includes planning for the installation of solar panels.

## EXTERNALLY

### Private Driveway Parking

The property is accessed via a private gated entrance to a large driveway which provides off road parking for multiple vehicles.

### Gardens

The property occupies a substantial plot with generously proportioned gardens. The area to the front is fully enclosed with fencing and provides a good sized area of lawn with useful outhouse and large gravelled space leading to the front entrance. The gardens continue around the side and rear where there is a further expansive area of lawn, which again is fully enclosed with fencing and backs onto open countryside.

## ADDITIONAL INFORMATION

### Tenure

St Bees Leasehold  
The property is Leasehold - this is a historic 1000 year St Bees lease with no ground rent/service charge payable. For further information regarding the terms of the lease please contact PFK.

### Private Drainage

We have been informed that the property has a private Klarigester waste digester plant installed and understand it complies with current standards and rules introduced on 1st January 2020. However, we would advise any prospective purchaser to satisfy themselves regarding this matter.

### 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; Emma Harrison Financial Services – 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

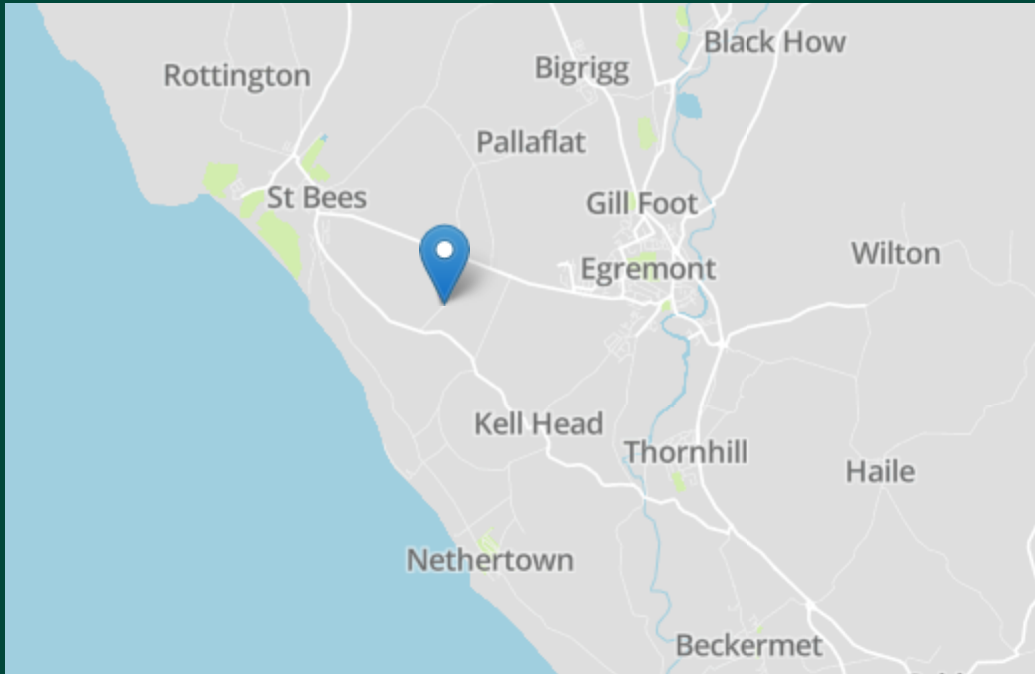
Mains electricity & water; private Klarigester waste digester plant installed; oil central heating installed - with underfloor heating to the ground floor and radiators to the first floor; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band F

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From St Bees village take the B5345, follow the road for approximately 1.5 miles, turning left at Howman where signposted for Egremont. Moorleys is set back, on the left hand side, shortly after. Alternatively, please follow What3words///scale.nipped.scrambles as a Satnav will not take you to the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
<b>England, Scotland &amp; Wales</b>		

