



OCEAN EDGE | BRAYSTONES BEACH | BRAYSTONES | CUMBRIA | CA21 2YL

PRICE £200,000







## SUMMARY

Ever dreamed of living right on the beach? Watching the summer sun set over a driftwood campfire or the stormy winter seas lash against the shore? Well then take a peek at this recently built three bedroom bungalow located in a small beach-front community on the Cumbrian Coast which will allow the owner to be almost self-sufficient and generate their own electricity! A perfect bolt-hole, holiday home or permanent home for the 'free-spirited' and adventurous, this property looks straight out over the sand & sea and was loving built by the owner to include all mod-cons... The accommodation is generous in size and includes a spacious entrance porch, a gorgeous open plan living/dining/kitchen with wood burning stove, stylish kitchen units and doors leading out onto the decked veranda, three double bedrooms and a large stylish bathroom with freestanding bath plus separate walk-in shower enclosure. Electricity is generated by a total of six wind turbines with battery bank plus solar install. Outside there is parking to one side, a fabulous rustic beach cabin which was used as an AirBnb and has its own beach front BBQ terrace, a range of equipment stores and kennels to the other side and an enclosed decking area right across the front from where you can chill and dine overlooking the beach and enjoy the gorgeous sunsets! There is even a tiny station within a short walk as the West Coast train line runs along the coastline behind the property, letting you wave at the steam trains when they come by and feel like your in the 'Railway Children'! This annually reoccurring leasehold property definitely stirs the imagination and must be seen to be appreciated!

EPC band TBC

## ENTRANCE PORCH

A PVC door on the side of the property leads into a generous porch with coat hooks, tiled flooring and doors to bedroom 1, bathroom and inner hall

## INNER HALL

Doors to living room and bedrooms 2 & 3, wood style flooring

## LIVING/DINING/KITCHEN

The heart of this home and a wonderful living space of generous size, full of natural light and enjoying views over the beach to the front. Divided into three areas including a living area with double glazed French doors leading out onto veranda and with double glazed windows to either side, wood style flooring, corner mounted stove with hearth, radiator. The dining area has space for large family table and chairs. The kitchen area is fitted in a wide range of base and wall mounted units with granite work surfaces, single drainer sink unit, LPG gas 5 ring hob with oven and extractor, space for fridge freezer, double glazed windows to front and side, part glazed stable door to side, tiled flooring

## BEDROOM 1

A double bedroom with double glazed French doors to front leading out onto veranda, double glazed windows to either side, built in wardrobes with sliding doors running one entre wall, radiator

## BEDROOM 2

Another double bedroom with double glazed window to front, radiator

## BEDROOM 3

Double glazed window to front, radiator

## BATHROOM

A large modern bathroom with double glazed window to front, freestanding double ended bath, separate walk-in shower enclosure with modern twin head thermostatic shower unit, twin basin sink units in vanity style unit, low level WC. Heated vertical towel rail, extractor, tiled flooring

## EXTERNALLY

The property lies right on the beach front and is accessed via an unmade sand/subbase road which widens at the property to provide and turning circle and entrance to t two car parking area. A door leads into entrance porch and gated access leads to an enclosed veranda laid with composite decking boards and with plenty of space for dining furniture/loungers.

To the far side of the property there are a number of sheds, covered storage areas, wood stores and kennels with an outhouse holding a number of linked car batteries, charging from a total of 6 domestic wind turbines.

Rear garden area on banking which leads up to the coastal railway line.

## BEACH CABIN

To one side of the property there is a timber beach cabin which has been used for overspill accommodation and as an AirBnb. Is is styles as a rustic beach shack with double bed, seating, sink unit and with a drop down plinth with camping stove, LPG gas fridge and three double glazed picture windows. Double doors lead out to a veranda with bench seating and space for BBQ overlooking sea. At the rear there is a rustic shower with shower tray and electric unit plus siting for camping chemical toilet.

## 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@tillingtons-estates.co.uk

Council Tax Band: A

Tenure: Annual reoccurring leasehold via Railtrack

Services: Mains water and LPG gas are connected, septic tank drainage. Electric generated by 6 domestic turbines and battery bank store plus solar install.

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speeds available: Standard only. 19Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates all networks have good signal outside but limited service indoors.

The property may be at risk from future coastal erosion although is currently sited well above the tide line.

Planning permission passed in the immediate area: None known

The property is not listed

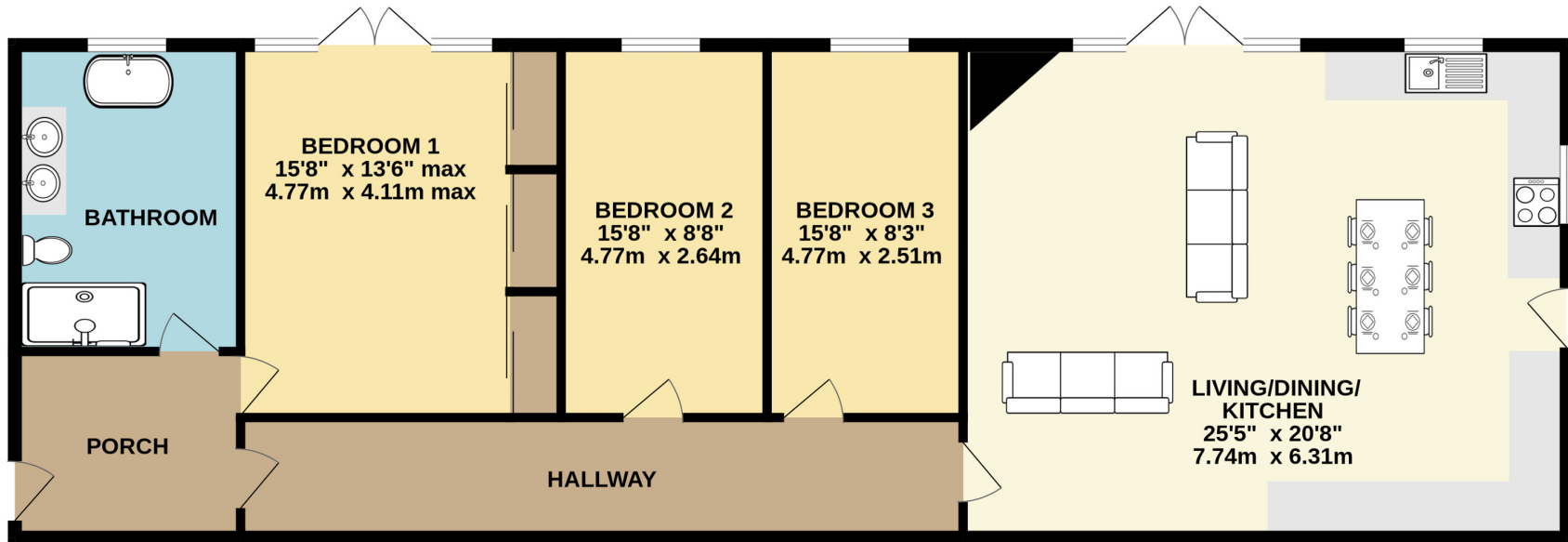
## DIRECTIONS

From Whitehaven head south on the A595 passing Egremont. Take a right turn at the cemetery and then left to Beckermert, following the lane into the village. Before reaching the White Mare pub turn right uphill to Braystones and follow the single track lane, crossing the road bridge. At the road junction turn left and bear right at the fork in the narrow road heading towards the sea. The lane ends at Lantern Moss caravan park with a gated entrance but don't stop here, continue into the park and follow the road as it descends to a narrow tunnel crossing under the coastal train line. This is wide enough to accommodate cars and SUV's but not wagons/ bin lorries which must stop here. Once on the beach the lane becomes unmade and sandy with pebbles. Follow the beach lane for 400m and the property will be situated on the right.





**GROUND FLOOR**  
1345 sq.ft. (125.0 sq.m.) approx.



TOTAL FLOOR AREA : 1345 sq.ft. (125.0 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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