



2 JAMES PIT ROAD | WHITEHAVEN | CUMBRIA | CA28 7HQ

PRICE £165,000



Lillingtons  
Estate Agents





## SUMMARY

Pretty as a picture, this double fronted detached cottage is well located just outside the town centre yet within easy reach of the marina and local shopping facilities. Currently used as an AirBnb but perfect as a lock-up-and-leave downsize in the UK, this cute and characterful property must be viewed and has been lovingly upgraded by the owners. The central hallway with reclaimed wood block floor leads to both reception rooms, a cosy living room and a separate dining room which in turn leads into a cottage-style bespoke kitchen. To the first floor there are two charming bedrooms, a first floor shower room and there are to top floor attic rooms, accessible from the 2nd bedroom - perfect for a snug, den or space for teens... Being detached but with a lack of garden makes this great for buyers downsizing but wanting to travel, or as a holiday home.

EPC band E

## GROUND FLOOR

### ENTRANCE HALL

A part double glazed PVC door leads into hall with wood block flooring, stairs to first floor, ledge and braced doors to both reception rooms

### LIVING ROOM

A charming and cosy room with double glazed window to front with fitted blind, cast iron fire surround, double radiator, coved ceiling, door to under stairs storage cupboard which has an interconnecting door to dining room

### DINING ROOM

Double glazed window to front with fitted blind, recessed bookshelves, space for table and chairs, double radiator, coved ceiling, under stairs cupboard, door into a further under stairs cupboard which has an interconnecting door to living room, opening into kitchen

### KITCHEN

A cute cottage style kitchen with a range of base units with wooden worktops, combi boiler in cupboard unit, vertical radiator, sink unit with single drainer, slimline dishwasher, fitted fridge, freezer, wine cooler and cooker with extractor fan, double glazed window to side, wood block flooring, part double glazed door to front.

## FIRST FLOOR

### LANDING

Doors to rooms, double radiator

### BEDROOM 1

Double glazed window to front with blinds, double radiator, coved ceiling, cast iron fire surround

### BEDROOM 2

Double glazed window to front with blinds, cast iron fire surround, double radiator, space for wall mounted TV. Door to a cupboard which has a ladder stair leading up to attic rooms



## FIRST FLOOR SHOWER ROOM

Double glazed window to side, double width shower enclosure with thermostatic and electric showers, pedestal hand wash basin and low level WC. Built-in worktop currently housing a washing machine and tumble dryer, extractor fan, towel rail.

## ATTIC ROOMS

Two top floor rooms with vaulted style ceilings, accessed via a fixed ladder stair from bedroom 2. Each room has a Velux window and chimney breast and one is set up as an occasional bedroom while the other is set up as a snug/sitting room.

## AGENTS NOTE

We have been informed by the owner that to the side of the kitchen there is a piece of concrete which is not on the deeds for any of the neighbouring properties. Allegedly this area has been used for parking by the property for numbers of years. As a result it may be possible to park a car here going forward but we cannot verify this officially.

## 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](mailto:whitehaven@lillingtons-estates.co.uk)

Council Tax Band: B

Tenure: Freehold

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

Fixtures & Fittings: Carpets, cooker, blinds, slimline dishwasher

Broadband type & speeds available: Standard 17Mbps / Superfast 80Mbps / Ultrafast 1800Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates All networks have good service outdoors and variable service indoors.

Planning permission passed in the immediate area: None known

The property is not listed

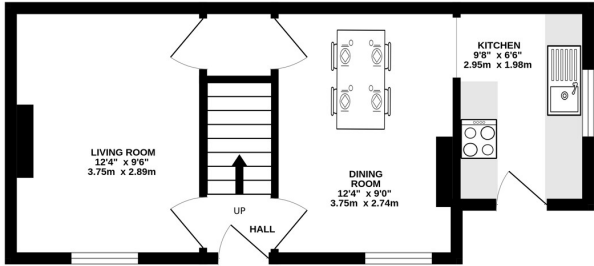
## DIRECTIONS

From the town centre head up Wellington row behind Weatherspoons. Pass the junior school on the right and turn right into James Pit Road. The property will be located on the left hand side.

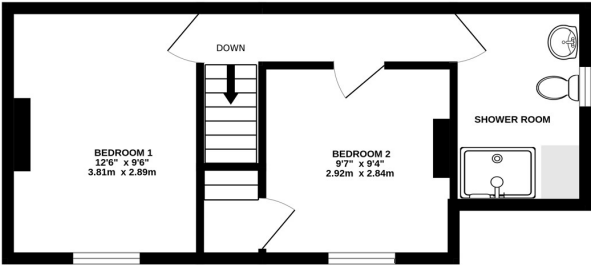




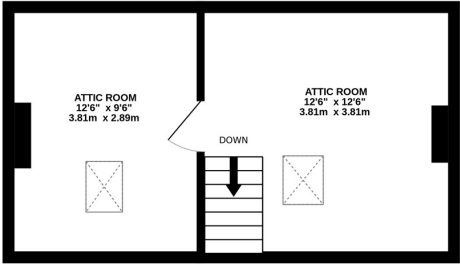
GROUND FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.5 sq.m.) approx.



2ND FLOOR  
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.7 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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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	41
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive 2002/91/EC

