



2 Lonsdale Terrace
St Bees
CA27 0BW

Main Street
Cockermouth

01900 826205
cockermouth@pfk.co.uk

- LUXURY DEVELOPMENT OF LONSDALE TERRACE
- ORIGINAL FEATURES
- 5 DOUBLE BEDROOMS

- LUXURY FIXTURES & FITTINGS
- SEASIDE VILLAGE LOCATION
- EPC RATING TBC

For more click on
www.pfk.co.uk

Location

Located in the village of St. Bees, west Cumbria, Lonsdale Terrace is an exclusive, Grade II listed terrace of exquisite Georgian style luxury properties, dating back to the mid 1850's - an outstanding selection of spacious family homes, set in a coastal gem hideaway, surrounded by beautiful countryside. Originally built as part of the expansion of the railway due to the growth in tourism, these historic properties are being renovated to a luxury specification to their former glory, designed for modern day living whilst being sensitive to their heritage features.

Property Description

No.2 is a large 5 bedroom double fronted Grade II Listed Georgian style townhouse, built in the late 1800's. Front steps with wrought iron railings lead into a welcoming entrance hall full of character, comprising original staircase, comicing, ceiling roses and other period features. An engineered oak flooring to the ground floor, combined with accent luxurious wool carpets to the stairs, landings and bedrooms, offer a comforting modern feel. A cosy living room with log burning stove overlooks the Terrace, with stunning full length shaker style dining kitchen including quartz worktops, range cooker and integral appliances, fitted utility room and high spec cloakroom/WC are also to the ground floor. To the first floor, the principal bedroom boasts a terrace enjoying valley views, and a luxurious, tiled ensuite with walk-in shower. There are a further two large double bedrooms to the first floor and a stunning high specification house bathroom, with marble effect tiles and feature free standing bath. To the second floor, a further two double bedrooms are serviced by a high specification, tiled shower room.

The house has the benefit of two parking spaces to the front and a courtyard garden to the rear.

Interior Finishes

Original wooden shutters
Original comicing, ceiling roses & period features
Original front doors and internal four panel doors with brushed nickel round reeded mortice knobs
sash windows
Multi-fuel stove to living room
Brushed chrome sockets & switches
Engineered, wide plank oak flooring to ground floor with First Impression Soft Touch Day Dreamer F24 carpeting to stairs, landings & bedrooms
Interior designed luxury bathrooms & kitchen
Triple column radiators

Kitchen

Classic shaker style kitchen with white Capri Quartz worktops
Integrated fridge, freezer and dishwasher
Integrated oven & hob
Integrated waste bin
Antique style taps, handles & knobs
Spotlighting & integrated LED cabinet lighting

Bathrooms

Large porcelain matt Calacatta Tiled Flooring/part tiled walls
Freestanding bath to house bathroom
Principal bedroom ensuite with walk in shower
Second floor shower room
SANIPEX mono taps & floor mounted bath mixer tap/thermostatic shower mixer taps
Electric underfloor heating
Spotlights, vanity unit & towel radiator

Bedrooms

Principal bedroom with ensuite
Heritage style Velux rooflights
Spotlights to second floor bedrooms
Luxury carpets

Utility

Shaker style units with oak worktops & Belfast sink
Spotlights

Exterior

Victorian style wall lighting to front & rear
Gated rear courtyard
2 allocated parking spaces

Heating

Gas central heating with triple column radiators throughout
Thermostatic Electric underfloor heating to bathroom, ensuite & cloakroom/WC
Heated towel rails to bathroom & ensuite

Lighting

Energy efficient LED downlights
Ceiling pendants to hallway, reception room & first floor bedrooms
External outside lighting to front & rear

ADDITIONAL INFORMATION

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; Landmark - EPC/Floorplan Referrals - EPC & Floorplan £66.00, EPC only £24.00, Floorplan only £6.00; Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating installed. (electric underfloor heating where mentioned) 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.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: Please follow the SatNav using postcode CA27 0BW.