



16 CATHERINE STREET | WHITEHAVEN | CUMBRIA | CA28 7PA

PRICE £210,000





## SUMMARY

Full of surprises, this elegant Grade II listed semi detached property just outside the town centre is a real find! The property is set over four floors providing fantastic family accommodation and incorporates a number of lovely original features including window shutters, flagstone floors and stripped wooden doors in addition to some rather unique selling points including a wonderful courtyard garden to the rear with multi level seating options and an old attached coach house to the side which may provide an opportunity to park on site! The accommodation includes an entrance vestibule and hallway, a generous living room, fitted kitchen/dining room, utility area and ground floor WC, a basement gym and store room, four bedrooms which are split over two floors, an en-suite bathroom and a separate shower room. This is quite a find and is perfect for those who love homes with history!

EPC Exempt

## GROUND FLOOR ENTRANCE VESTIBULE

A painted wooden front door opens into vestibule with a coloured glass wooden door into hall, picture rail and dado rail

## ENTRANCE HALL

Stripped wooden doors lead to rooms, double radiator, dado and picture rails, stairs to first floor, wooden floorboards, area with flagstone flooring leads to utility area and a set of stairs leading down to basement level

## LIVING ROOM

An elegant room with two sash windows to front with shutters, feature fireplace with tiled hearth, double radiator, coved ceiling, picture rail, wooden floorboards

## KITCHEN/DINING ROOM

Sash window to rear with split shuttering, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, gas hob with oven and extractor, space for fridge freezer, fire surround, space for table and chairs, tile effect flooring

## UTILITY AREA

Space for washing machine and tumble dryer, flagstone flooring, part glazed door to garden, door to WC

## GROUND FLOOR WC

Window to rear, half panelled walls, low level WC.

## BASEMENT LEVEL HALLWAY

Door opening to gym and workshop, under stairs recess

## WORKSHOP

A generous unconverted room with street level window to front, flagstone flooring, cast iron range style fireplace to one wall

## GYM

Two garden level windows to rear, exposed beam, wood style flooring

## FIRST FLOOR LANDING

Stripped wooden doors to rooms, stairs continue to second floor, radiator, picture rail, feature window on half landing

## BEDROOM 1

Two sash windows to front with split shutters, built in cupboard, two exposed beams, double radiator, picture rail, door to ensuite

## EN-SUITE BATHROOM

Sash window to front, corner bath, pedestal hand wash basin, low level WC, radiator, wood style flooring

## BEDROOM 2

Sash window to rear with shutters, fireplace and surround, radiator

## SECOND FLOOR LANDING

Feature arch window to rear, stripped wooden doors to rooms, dado rail, access to loft space

## BEDROOM 3

Sash window to rear, cast iron fire surround, double radiator, exposed beam, wood style flooring

## BEDROOM 4

Sash window to front, radiator, exposed beam

## SHOWER ROOM

Sash window to front, shower enclosure with twin head unit and body jets, hand wash basin, low level WC. Tiled flooring, LED wall mirror, chrome towel rail, cupboard housing combi boiler

## EXTERNALLY

To the front steps lead up from the roadside to front door. At the side there is gated access to coach house structure which offers potential for off road parking if the entrance is widened a little (subject to approval).

To the rear is a charming courtyard style garden with pergola and covered seating area, decking, stone style paving and a higher level paved seating area. There are mature plants and flowering trees to corners of the garden.

## ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

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CA28 7DP

Tel: 01946 590412

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

Council Tax Band: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

The property is Grade II listed so approval must be gained for alterations

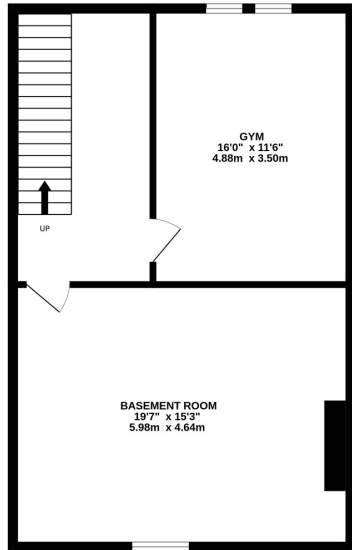
## DIRECTIONS

From the office head along Lowther Street away from the harbour. Cross the crossroads by the Civic Centre and proceed towards McDonalds, taking a left at the crossroads into Catherine Street. The property will be situated on the right hand side

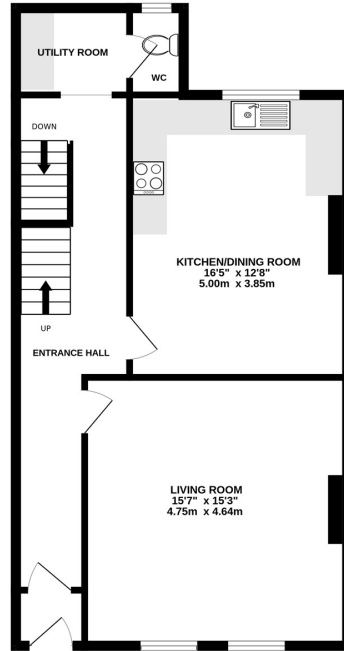




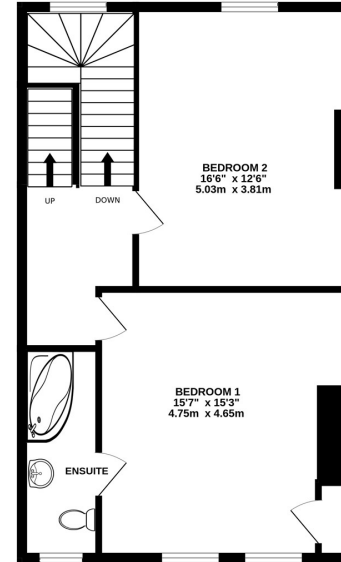
BASEMENT  
606 sq.ft. (56.3 sq.m.) approx.



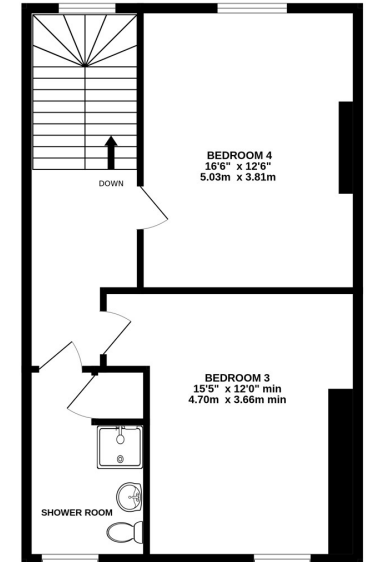
GROUND FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



2ND FLOOR  
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 2460 sq.ft. (228.5 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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[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

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