



6 GEELONG TERRACE | SANDWITH | WHITEHAVEN | CUMBRIA | CA28 9UQ

PRICE £165,000





SUMMARY

This charming character cottage in the popular village of Sandwith has been fully renovated and internally insulated so it now blends old with the new! Ready to move straight into, the accommodation includes a 29' open plan living/dining/kitchen with multi fuel stove and kitchen area, a first floor double bedroom, a modern first floor bathroom and a top floor attic bedroom. The frontage has been recently laid to tarmac to provide parking for 3-4 cars and at the rear there is an enclosed lawned garden. Coastal living at its best and within walking distance of the village pub too!

EPC band E

GROUND FLOOR ENTRANCE

A PVC front door leads into living/dining/kitchen with a fanlight over

LIVING/DINING/KITCHEN

A spacious open plan room in three sections. The living area has a double glazed window to front, multi fuel stove, wood style flooring.

The dining area has ample space for table and chairs, wood style floor, stairs to first floor.

The kitchen area includes a range of base and wall units with work surfaces, single drainer sink unit, tiled splashback, space for cooker and fridge freezer, sliding patio doors to garden

FIRST FLOOR LANDING

Doors to bedroom and bathroom, stairs rise to attic bedroom

BEDROOM 1

Double glazed window to front, wood effect flooring

BATHROOM

Double glazed window to rear, P-shaped bath with electric shower unit and screen, extractor fan, pedestal hand wash basin, low level WC. Electric radiator, LED wall mirror, built in cupboard housing pressurised water cylinder

SECOND FLOOR ATTIC BEDROOM

Stairs from the landing lead up into attic bedroom with double glazed window to rear, eaves storage cupboards, wood effect flooring



EXTERNALLY

To the front of the property there is a tarmac parking area for 3-4 vehicles and access to front door. The rear garden includes an outhouse with space for washing machine, steps then lead up to a sloping garden laid to lawn with apple tree and rear gate.

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

Council Tax Band: Not listed yet

Tenure: Ancient leasehold

Services: Mains water and electric are connected, mains drainage

Fixtures & Fittings: none

Broadband type & speeds available: Standard 5Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates O2 and Vodafone have limited service indoors but others have none. All networks have signal outdoors

Planning permission passed in the immediate area: None known

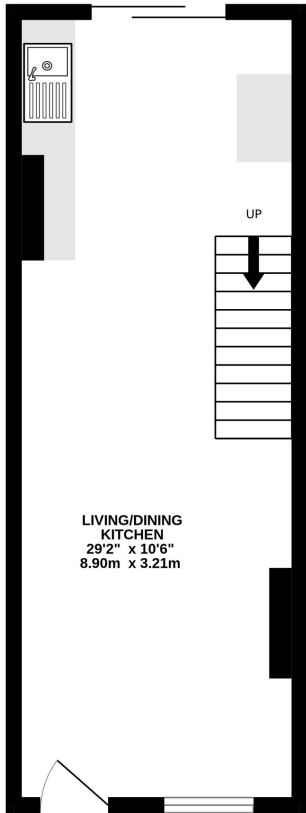
The property is not listed

DIRECTIONS

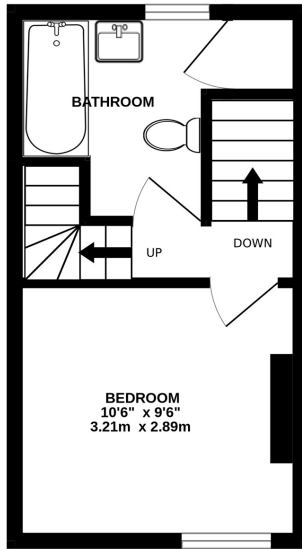
From the town centre head out on St Bees Road passing Aldi and Asda. Once out of town turn right to Kells and Sandwith and at the top of the hill turn left to Sandwith. Take the next turning right into the village, pass the pub and Geelong terrace will be located on the right before reaching the detached modern houses.



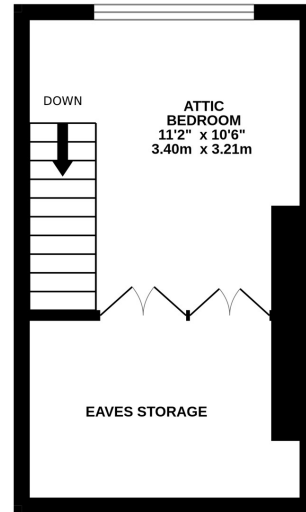
GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
201 sq.ft. (18.7 sq.m.) approx.



2ND FLOOR
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.4 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+)	41	74		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				