



MARLEN CROFT | ROTTINGTON | WHITEHAVEN | CUMBRIA | CA28 9UR

PRICE £385,000





SUMMARY

Nicely positioned in the rural coastal hamlet of Rottington near St Bees, this large extended detached bungalow is a must view property. Enjoying views over countryside at the front, fields at the rear and the sandy beach almost within view, this family home includes a large living room with multi fuel stove, a gorgeous conservatory style sun room with adjacent contemporary style shower room, a modern kitchen/dining room with a separate utility room, four decent bedrooms and a luxury modern bathroom. There is a rear facing solar install, an attached garage, decent drive and enclosed gardens with workshop and space for hot tub. A fantastic buy!

EPC band D

ENTRANCE VESTIBULE

Accessed via a double glazed door leading into vestibule with wood effect flooring and glazed door leading into entrance hall.

ENTRANCE HALL

A spacious T - shaped hallway extending down towards the bedrooms and bathroom and with two built-in cupboards, doors to rooms, electric under floor heating

LIVING ROOM

A generous room with glazed doors leading out to sun room allowing natural light to pass through. Stylish multi-fuel stove set on a granite hearth running under floor heating for living room and sun room.

SUN ROOM

This atrium style structure is a later addition to the property, fitted with sparkle granite floor tiles with under floor heating to enable you to enjoy the fabulous room all year round. Double glazed windows to two aspects, patio doors leading out to the gardens and door leading into the Wet Room.

WET ROOM

This beautifully designed and fitted room comprises of a mains shower in one corner with transparent shower screen and pebble flooring with floor drain, a low level WC and a hand basin set on a vanity unit. This room forms part of a well designed extension and has sloping ceilings with Velux windows as well as an obscured double glazed window to the rear. The walls are part tiled, sparkle granite floor tiles with under floor heating.

KITCHEN/DINING ROOM

Fitted with a range of wood effect base and eye level units complemented with a black granite worktop and colourful tile splash back. The fitted kitchen incorporates a double sink unit, larder unit, an integrated washing machine, space for cooker and American style fridge freezer. There is ample space for a dining table and chairs, dual aspect with double glazed windows to front and rear. The kitchen is finished with down lighting, under unit lighting and a Karndean floor. Door to the utility room.

UTILITY ROOM

Fitted with wood effect base and wall units, similar to those in the dining kitchen with complementary work surface incorporating a stainless sink and purpose built spaces for washing machine, tumble dryer and fridge freezer, double glazed window to the rear, access to integral garage and door leading out to the garden.

BEDROOM 1

With double glazed windows to front and side affording stunning countryside views from the front facing window, fitted with bedroom furniture including wardrobes, dresser and drawers, wood style flooring, electric under floor heating

BEDROOM 2

Another dual aspect, double bedroom with double glazed windows to front and side benefiting again from those great views, includes a built-in cupboard, wood style flooring, electric under floor heating

BEDROOM 3

Another double bedroom with double glazed window to the side, wood style flooring, electric under floor heating

BEDROOM 4

Used by the current owners as an office but is another ample size bedroom with a double glazed window to side, a built-in cupboard, wood effect flooring, electric under floor heating

BATHROOM

A generous bathroom, recently fitted to include a wet room style shower enclosure with glass screen and floor drain, freestanding tub bath with pillar tap, pedestal hand wash basin, low level WC. Double glazed window to side, tiling to half wall height, wood style flooring, chrome towel rail

EXTERNALLY

The landscaped gardens include a lawn to the front with raised flower bed and views over countryside. A tarmac drive leads to garage and has parking for two vehicles, path to front door. The rear garden incorporates a lovely sandstone patio terrace with fixed stone table, a second patio terrace, a siting for hot tub with pergola over and an area of lawn. In addition the owners currently rent a small patch of lawn from the local farm for £5 a month on which they have erected a useful shed and log store. Beyond the rear gardens are open farming fields giving the whole property and very rural and idyllic feel. Integral garage with electric powered up and over door, power and lighting, personal door to the rear leading into Utility Room.

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: D

Tenure: Freehold

Services: Mains water and electric are connected, Solar install to rear, Shared septic tank drainage

Fixtures & Fittings: Carpets

Broadband type & speeds available: Standard 25Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates EE and 3 have no signal indoors and the others have limited service indoors. All networks have signal outside

Planning permission passed in the immediate area: None known

The property is not listed

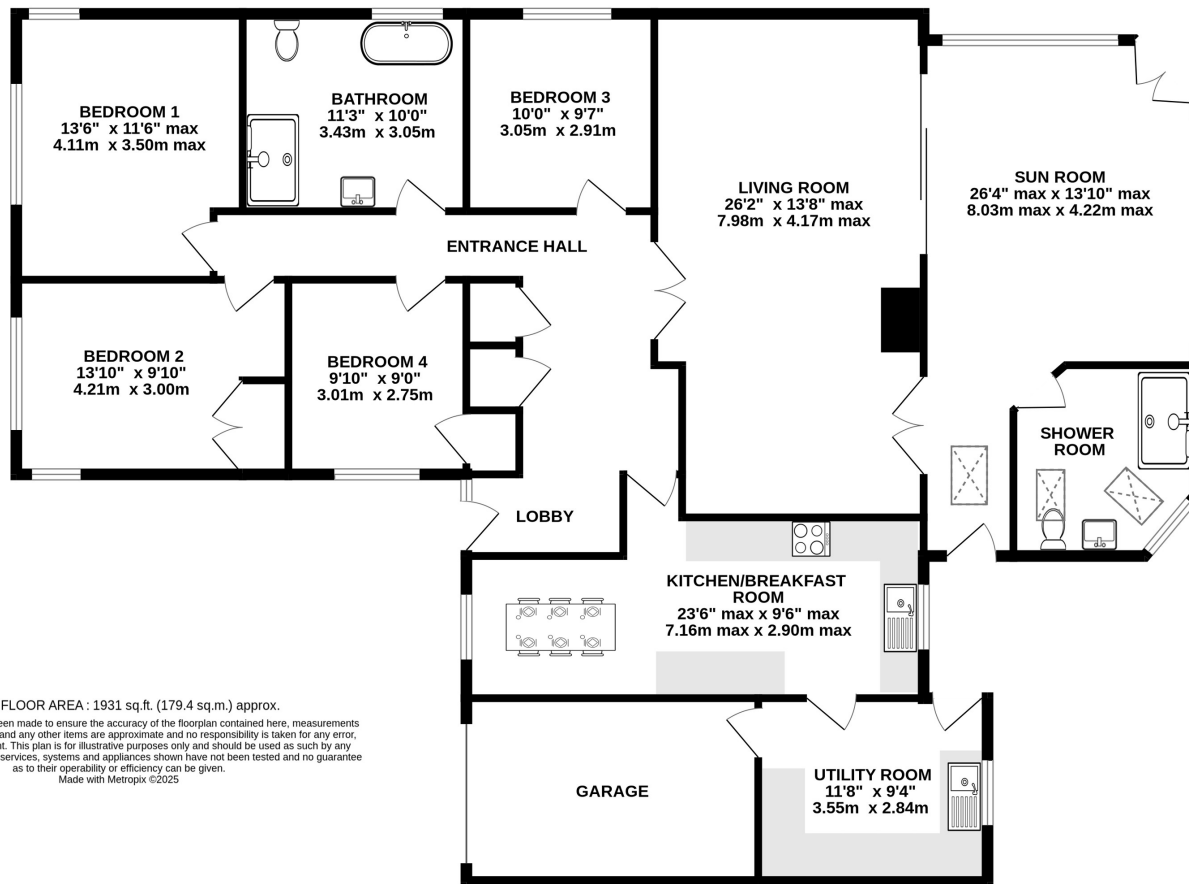
DIRECTIONS

From Whitehaven head out on St Bees Road passing Asda and Aldi. Once out of town take the right turn uphill to Kells and Sandwith and at the top of the rise turn left to Sandwith. Take the next right to Sandwith and follow through the village continuing into Rottington. The property will be located on the right side of the lane before leaving the hamlet in the direction of St Bees





GROUND FLOOR 1931 sq.ft. (179.4 sq.m.) approx.



TOTAL FLOOR AREA : 1931 sq.ft. (179.4 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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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
	63	77
England, Scotland & Wales		

EU Directive
2002/91/EC