

PEK

Retreat Farmhouse, High House Road, St Bees, Cumbria CA27 0BZ

Guide Price: £199,950



LOCATION

St Bees is an attractive seaside village situated on the west coast, just four miles south of Whitehaven. Famed for its long sandy beaches, St Bees Head is also the starting point for the 'Coast to Coast' walk. The village itself has a range of local amenities, a highly regarded primary school, and commuter links via the A595 and railway.

PROPERTY DESCRIPTION

Nestled in the charming coastal village of St Bees, this beautiful, two bedroom barn conversion, which is now presented for sale with vacant possession, offers a perfect blend of modern comfort and rustic charm.

Ideally situated within just a short walk to village amenities and benefitting from recently fitted new boiler, replacement double glazing throughout and its own off road parking for two cars, Retreat Farmhouse is a great option for professionals or first-time buyers looking for a charming starter home. It is also likely to appeal to those considering relocating or retiring to the coast, with St Bees offering a slower pace from busier towns and cities and a strong sense of community. The property's proximity to the beach and nearby National Park would also serve it well should someone wish to utilise this as a holiday cottage or second home.

Brimming with charm and character throughout, including exposed wooden beams to the entire ground floor, creating a cosy and welcoming atmosphere. The property boasts an open plan layout to this level, with a large dining kitchen featuring patio doors which open out onto a courtyard garden at the rear, lounge area, recently installed shower room and double bedroom. To the first floor there is a beautifully appointed lounge, which enjoys stunning views over the village rooftops towards the rugged beauty of St Bees Head, and a generously sized bedroom complete with large en-suite bathroom - with roll top bath offering a touch of luxury.

Main Description Continued

Externally, the property features off-road parking to the side, providing space for two cars; a rare find in this quaint village setting, as well as a private garden to the rear and a large storage room below this, currently utilised as an outdoor utility.

The true charm of the property is best viewed in person to fully appreciate all it has to offer and its prominent position in this popular village setting.

ACCOMMODATION

Entrance Porch

Approached via composite entrance door with obscured, glazed side panels. Built-in storage cupboard and double, wooden doors into:-

Hallway

With tiled floor.

Open Plan Lounge/Dining Kitchen

8.62m x 4.19m (28' 3" x 13' 9") max. A bright room with open plan configuration incorporating snug/reading area, dining space and fitted kitchen. Exposed ceiling timbers, window to front aspect, two radiators, characterful recesses, tiled floor and double patio doors providing access to the rear courtyard garden. Space for large dining table and lovely snug/reading area with stairs to first floor accommodation. The kitchen area is fitted with a range of matching wall and base units with complementary work surfacing, tiled splash backs and 1.5-bowl sink/drain unit with mixer tap. Built in electric oven and hob with extractor over, integrated dishwasher and storage cupboard.

Shower Room

1.99m x 1.84m (6' 6" x 6' 0") Fitted with recently installed suite comprising PVC panelled corner shower with electric shower, close coupled WC and wash hand basin set on vanity unit. Exposed ceiling timbers and small radiator.

Ground Floor Bedroom

3.22m x 4.27m (10' 7" x 14' 0") Spacious, front aspect, double bedroom with exposed ceiling timbers, radiator, two, built in, double mirrored wardrobes and tiled floor.

FIRST FLOOR

Landing

Bright and spacious landing area with Velux roof light, radiator and built in storage cupboard.

Lounge

4.23m x 4.42m (13' 11" x 14' 6") Good sized lounge with large picture window which commands superb views over the courtyard garden and beyond over the village, toward St Bees Head and the Irish sea. Part pitched ceiling with exposed timbers, radiator and feature sandstone fireplace with sandstone mantel and complementary tiled hearth.

First Floor Principal Bedroom

4.0m x 3.77m (13' 1" x 12' 4") Principal, en suite, bedroom. Part pitched ceiling with exposed timbers and dormer window to front elevation. Built in, mirrored wardrobes to one wall, radiator and access into:-

En Suite Shower Room

2.54m x 2.06m (8' 4" x 6' 9") Fitted with three piece suite comprising freestanding, roll top, claw footed, bath tub with mixer tap and handheld attachment, low level WC and wash hand basin. Part sloped ceiling, front aspect, obscured dormer window, downlights and chrome, heated, laddered towel rail.

EXTERNALLY

Parking

Parking is at the side of the property, over a neighbouring driveway to its own private parking area for two vehicles.

Courtyard Garden

Accessed via patio doors from the kitchen on the ground floor of the property. This is a beautiful, courtyard garden, fully enclosed with boundary stone walling and with flagged seating area - a perfect outdoor space for al fresco dining and/or entertaining. Sandstone flagged steps from the courtyard lead down to:-

Large Storage Room/Utility Area

A large, useful outdoor storage room accessed via traditional, lockable wooden door. Currently utilised as a utility area with space/power/plumbing for washing machine and tumble dryer.

ADDITIONAL INFORMATION

Tenure

The property is Leasehold - this is a historic 1000 year St Bees lease with no ground rent/service charge payable. For further information regarding the terms of the lease please contact PFK.

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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

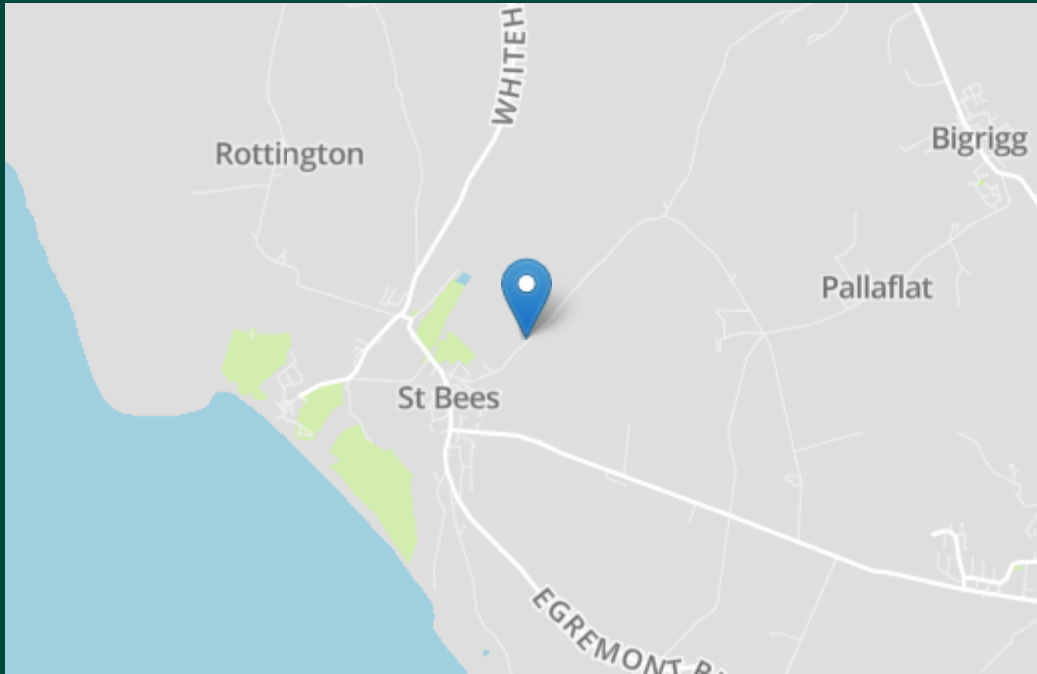
SALE DETAILS

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cokeremouth office, 01900 826205.

Directions: Retreat Farmhouse can be located using the postcode CA27 0BZ and identified by a PFK 'For Sale' board. Alternatively by using what3words///penned.lighen.hardback





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	