



**For Sale**  
**Lillingtons**  
lillingtons-estates.co.uk  
**01946 590412**

3 OAKLANDS | EGREMONT | CUMBRIA | CA22 2NX

PRICE £240,000

**Lillingtons**  
Estate Agents



## SUMMARY

We have fallen for this charming four bedroom semi detached wooden-clad home overlooking the coastline and sea and located between Thornhill and Beckermest. Set back from the main road these properties rarely come for sale and this one has the added benefit from a stunning garden studio with lounging area, stove and a bar! The lengthy drive to the side leads into a side porch with WC, then the stylish modern double aspect kitchen. A doorway leads into a separate dining room, a rear hall, a gorgeous living room with bay window and wood burning stove, and a 4th bedroom. To the first floor there are three decent bedrooms plus a stylish bathroom with freestanding bath. The garden backs onto woodland and in addition to the L-shaped studio there are two attached store rooms for garden equipment. This lovely home ticks plenty of boxes and must be on your viewing list! EPC band C

## GROUND FLOOR ENTRANCE PORCH

A part glazed door leads into porch with opening into kitchen, door to WC

## GROUND FLOOR WC

Double glazed window to side, low level WC. Radiator, PVC cladding to walls

## KITCHEN

A double aspect room with double glazed windows to front and rear, enjoying a view towards the sea. Fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with extractor fan and oven, space for dishwasher and washing machine, combi boiler in cupboard unit, LED mood lighting, radiator, wood style flooring, opening into dining room

## DINING ROOM

Double glazed window to rear, double radiator, space for family table and chairs, wood style flooring, door into hall

## REAR HALL

Part glazed door to garden, doors to living room and bedroom 4, stairs to first floor, under stairs storage cupboard and separate meter cupboard.

## LIVING ROOM

Double glazed bay window to front enjoying a view towards the sea, wood burning stove in chimney feature with hearth, built in cupboard

## BEDROOM 4

Also usable as a family room if desired. Double glazed window to front, chimney breast feature, radiator, wood effect flooring

## FIRST FLOOR LANDING

Double glazed window to rear, doors to rooms, vertical radiator, access to loft space

## BEDROOM 1

Double glazed window to front with sea view, vertical radiator, wardrobes to one wall, wood style flooring

## BEDROOM 2

Double glazed window to front with sea view, double radiator, built in cupboard, wood style flooring



## BEDROOM 3

Double glazed window to rear, double radiator, wood style flooring

## BATHROOM

Double glazed window to rear, freestanding bath, bowl style sink unit with cupboard under, low level WC. PVC cladding to walls, chrome towel rail, wood style flooring

## EXTERNALLY

The property benefits from a generous plot with an open outlook to the front over a green, the road and towards the coast. the garden area is enclosed by fencing and mainly laid to lawn. A gated drive at the side provides parking for up to three vehicles and has access to front door.

The rear garden backs onto trees behind and is a generous size with patio area for seating and a decent area of lawn. At the rear is an L-shaped garden studio with covered canopy for seating and two separate secure stores.

## GARDEN STUDIO

A wonderful entertaining space for summer parties. The studio includes a games area with bar, windows to two sides and wood style flooring. There is a separate lounging area with window to front, space for sofas and a wood burning stove.

## AGENTS NOTE

The property is constructed with a timber frame and is classed by some mortgage lenders as non-standard construction. The current owners mortgage is with a mainstream lender, but we advise potential buyers look at their finance options prior to viewing/making an offer.

## 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: A

Tenure: Freehold

Services: Mains water, gas and electric are connected, Private shared septic tank drainage

Fixtures & Fittings: Carpets, oven hob and extractor, studio bar unit, two wood burning stoves

Broadband type & speeds available: Standard 15Mbps / Superfast 51 Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates all networks have good service outdoors. EE has variable signal inside and all others have limited service indoors.

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

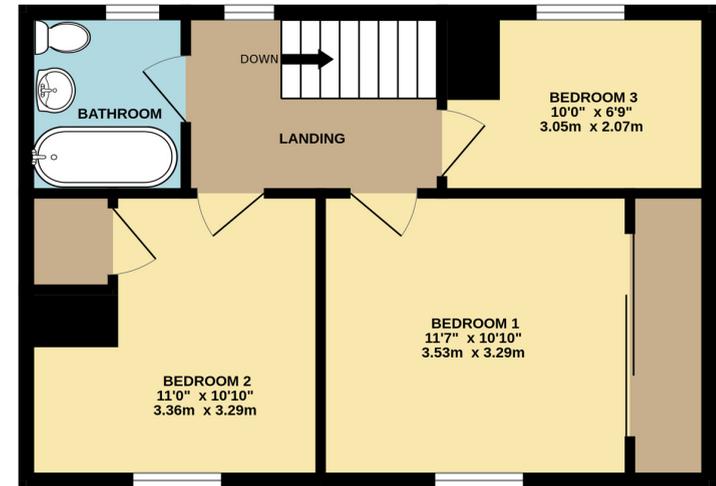
From Whitehaven head south on the A595 passing through Bigrigg and Egremont. Pass the turning to Thornhill and once past the right turn to Beckermest by the cemetery, turn off the main road into a layby by a row of houses. 3 Oaklands will be the third property along. What3words: autumn.chats.freezing



GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 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.

[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

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| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92+)                                       | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |
|   |          | 70      | 76        |
| England, Scotland & Wales                   |          |         |           |
| EU Directive 2002/91/EC                     |          |         |           |