

PKK

23 Roper Street, Whitehaven, Cumbria CA28 7BS

Guide Price: £250,000





LOCATION

The property is well situated within Whitehaven, enjoying a convenient, central location close to the town's amenities yet benefitting from a peaceful position off the main street and traffic system (behind a car park and not overlooked). Whitehaven provides an excellent range of amenities including shops, schools, restaurants and leisure facilities. There are also good bus and rail links in the town centre connecting it with neighbouring towns and employment centres along the west coast.

PROPERTY DESCRIPTION

Located in the heart of Whitehaven's town centre, this stunning four bedroom, Grade II listed townhouse boasts a unique combination of modern convenience and charming Georgian features. Benefiting from well appointed and much improved accommodation, plentiful outdoor space and off road parking - a rarity for a property located in such a prime location.

From the moment you step into the entrance hallway, you are greeted by the grandeur of the high ceilings and the intricate plasterwork that adorns the walls and ceilings, a true reflection of the town's rich history. There is a spacious lounge which opens into a contemporary kitchen with central island unit, and a WC to the ground floor. Access from here leads into a large cellar room, offering countless possibilities. There are four large double bedrooms arranged over the first and second floors - presented with Farrow & Ball decor, a family bathroom and a separate shower room - both with the benefit of underfloor heating.

Externally, there is private off road parking directly to the rear of the property (edged in white on rear elevation photograph), along with a large courtyard garden - which is paved, allowing for easy maintenance and providing additional parking if required.

The property has undergone some significant improvements in recent years and now benefits from being mostly secondary glazed. Viewing is essential in order to appreciate all this charming property has to offer.

ACCOMMODATION

Entrance Hall

Accessed via traditional wooden entrance door with glazed panel over. Stairs with original balustrades leading to first and second floors, original cornicing, radiator, wall thermostat for the Smart Heating system, and feature, natural stone, travertine tiled flooring. Steps down to the WC, which in turn, provides access to the cellar.

Lounge

4.61m x 4.56m (15' 1" x 15' 0") A bright and spacious reception room benefitting from two large, sliding sash windows to front elevation. Original cornicing, open fireplace set in traditional surround, two radiators, natural stone, travertine tiled flooring and feature archway with some interesting original cornices and corbels leading into: -

Kitchen

4.37m x 4.29m (14' 4" x 14' 1") Large room fitted with bespoke, hand crafted, oak, Shaker style, matching wall and base units with complementary work surfaces, Belfast sink with quadrant tiling and some additional feature tiling. Beautiful, freestanding central island unit with marble tiling, incorporating generous power points and cleverly concealed storage space. Handsome, indigo blue, four-door, recently installed Aga providing six-burner gas hobs, integrated griddle and electric ovens, with feature tiled splash back and extractor fan over. Space for large, freestanding fridge freezer. Original cornicing, vertical radiator, natural stone, travertine tiled flooring and part glazed, wood door providing access to the rear gardens.

WC

Accessed via steps from the entrance hallway. Fitted with small wash hand basin set on vanity unit and close coupled WC. Small window and door giving access to: -

Cellar

Comprises two large rooms which offer considerable scope for conversion to provide ancillary accommodation if required (subject to appropriate consents).

Room 1 - 4.31m x 4.21m (14' 2" x 13' 10")

Room 2 - 4.69m x 4.60m (15' 5" x 15' 1")

FIRST FLOOR

Half Landing

An exposed, wooden staircase from the hallway leads to the first floor with attractive, original arched window at half landing level overlooking the garden.

Main Landing

Providing access to two of the bedrooms. Some original cornicing, radiator and stairs to second floor. This area is fitted with quality, natural wool carpeting.

Bedroom 1

4.6m x 6.31m (15' 1" x 20' 8") Large, light and airy, south facing, double bedroom spanning the entire width of the house. Spotlighting, three sash windows (with secondary glazing) to front elevation, wall panelling to approx. half height, three radiators, and original, exposed oak floorboards.

Bedroom 2

4.21m x 3.94m (13' 10" x 12' 11") Large, spacious double bedroom with original picture rail, radiator and sash window (with secondary glazing) to rear aspect overlooking the courtyard garden. Fitted with quality, natural wool carpeting.

SECOND FLOOR

Second Floor Landings

Split level landing with sash window at half landing level. The full landing has a radiator and doors to two further bedrooms, the shower room and family bathroom.

Family Bathroom

3.01m x 2.22m (9' 11" x 7' 3") Fitted with three piece suite comprising wood panelled bath with central mixer tap, wash hand basin and low level WC. Part tiled walls, sash window, chrome laddered radiator and natural stone, travertine tiled floor - with the benefit of underfloor heating.

Shower Room

3.16m x 1.57m (10' 4" x 5' 2") Recently refurbished shower room with the benefit of underfloor heating. Three piece suite comprising large, tiled, shower enclosure with mains plumbed shower, low level WC and wash hand basin. Rear aspect sash window, bi-fold door providing access to a cupboard housing the combi boiler, chrome laddered radiator and natural travertine tiled floor (including some feature tiling).

Bedroom 3

3.61m x 3.58m (11' 10" x 11' 9") Bright, double bedroom with two sash windows to front aspect, original picture rail and two radiators. Fitted with quality, natural wool carpeting.

Bedroom 4/Office

4.58m x 2.61m (15' 0" x 8' 7") Smaller, double bedroom, or suitable as an office, nursery, hobby room etc., with sash window to front aspect, and radiator. Fitted with quality, natural wool carpeting.

EXTERNALLY

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Steps from Roper Street provide access to the front of the property. Access via wrought iron, double gates at the rear of the house or via the kitchen to an enclosed, fully paved, rear garden which provides a low maintenance, outdoor entertaining space. There is parking space beyond that which belongs to the property and is included within the sale.

ADDITIONAL INFORMATION

Tenure

Freehold.

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

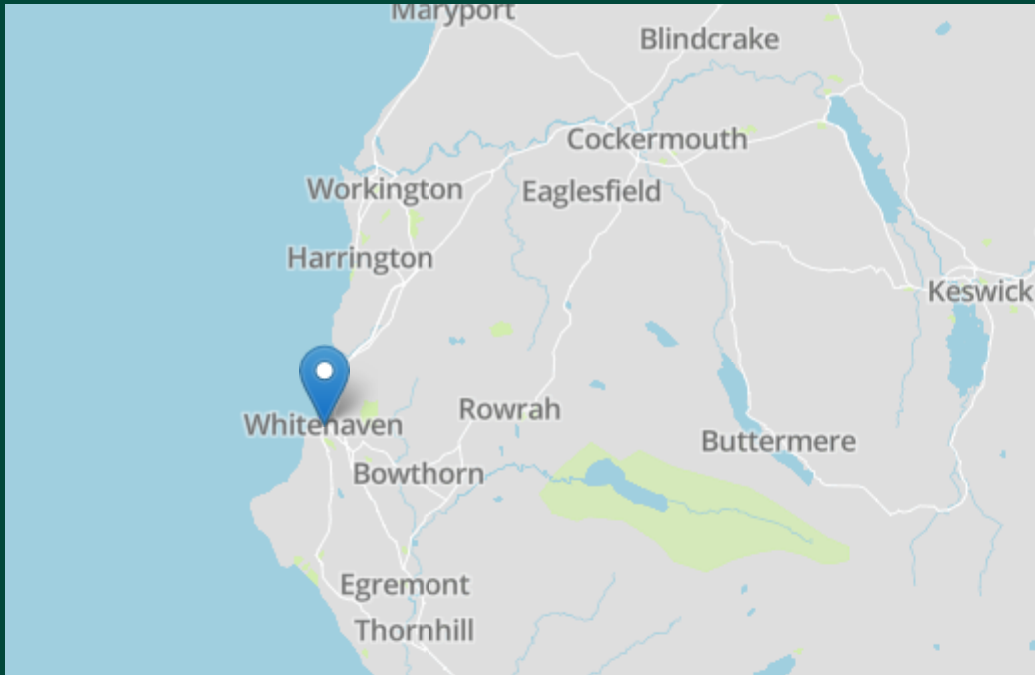
Mains gas, electricity, water and drainage. Gas central heating installed - incorporating Smart Heating System. Majority of windows have secondary double glazing. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Cokermonth office, 01900 826205.

Directions: The property can be located using the postcode CA28 7BS. Alternatively by using What3Words///wells.riches.slowly





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		



Approximate total area*

2213.74 ft²
205.66 m²



Floor 0



Floor 2



Floor -1



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used for plan only for illustrative purposes only.

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