



STATION HOUSE | STATION ROAD | ST BEES | CUMBRIA | CA27 0DN

STARTING BID £180,000



Lillingtons
Estate Agents



SUMMARY

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000

Located in the heart of the sought after, pretty coastal village of St Bees which lies at the start of Wainwright's famous Coast to Coast footpath, with the station, pubs and sandy beach all within easy reach, this quirky and charming detached property is a real find! Perfect as a main home, bolt-hole or Airbnb, the property includes a storm porch with utility cupboard, a lovely kitchen/dining room, a family room with French doors to garden, a living room, two bedrooms, one a double and the other a twin, plus a modern fitted shower room. There is off road parking at the front, and a dual level garden with lawn and a higher level dining terrace. A unique, quirky but special property!

EPC band E

ENTRANCE PORCH

Steps lead up from the garden to a double glazed door into porch which has double glazed window to front, storage cupboard and door into kitchen

KITCHEN/DINING ROOM

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit with splashback, fitted hob with extractor, eye level oven and grill, space for fridge freezer, washing machine and dishwasher, double glazed window to front, space for table and chairs, wood style flooring, doors to family room, shower room and Living room

FAMILY ROOM

Double glazed window to front, double glazed French doors to garden, radiator, wood style flooring

SHOWER ROOM

A modern shower room with double glazed window to rear, walk-in shower enclosure with thermostatic shower unit, hand wash basin and hidden cistern WC in vanity style unit, PVC splash areas, extractor fan, chrome towel rail, tile effect flooring

LIVING ROOM

Double glazed window to front, radiator, wall mounted electric fire, wood style flooring, door to inner hall



INNER HALL

Part double glazed door to rear, double glazed window to rear, doors to bedrooms

BEDROOM 1

Double glazed window to front and two to side, radiator, dado rail

BEDROOM 2

Double glazed window to front, radiator, dado rail

EXTERNALLY

The property benefits from enclosed gardens with a shillied front area and steps to front and side leading up to front porch and the rear access door into inner hall. to one side is a garden area laid to lawn with garden shed and raised back border.

Accessed from the family room is a higher level patio terrace, enclosed and with basement storage. From this level trains stopping at the station behind can be glimpsed

To the front is a cut-out parking bay for one vehicle to park.

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: Business Rates - not yet assessed

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speed: Standard: 4Mbps / Superfast 80Mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

The property is not listed

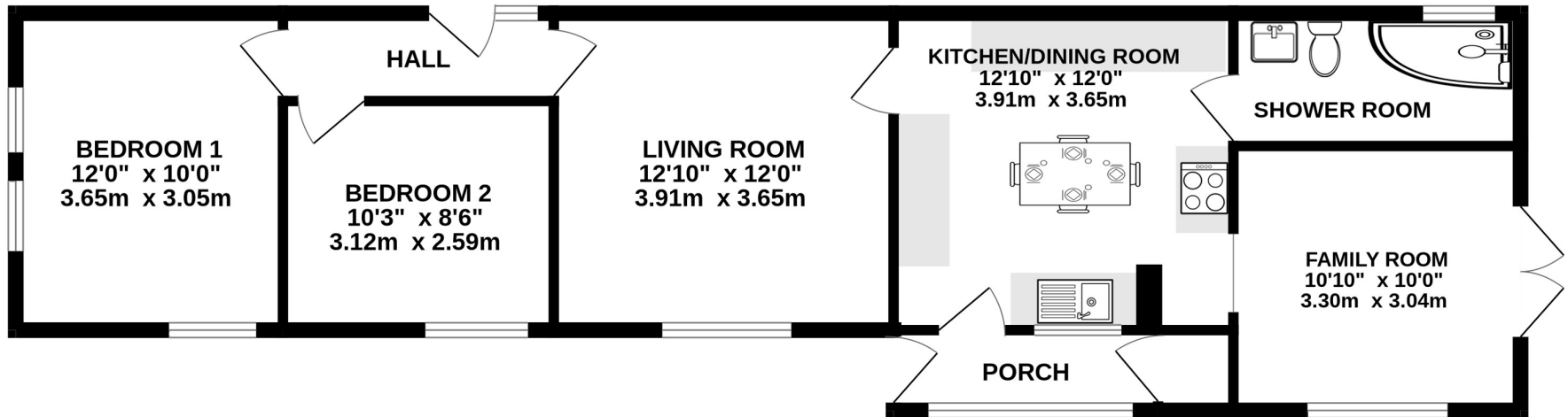
DIRECTIONS

From Whitehaven head out on St Bees Road passing Asda and Aldi. Continue to St Bees heading downhill into the village. Before crossing the train line turn right towards the beach and immediately take a left hand fork down a lane where the property will be situated on the left hand side.



GROUND FLOOR

749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 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.

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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	51	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

EU Directive 2002/91/EC