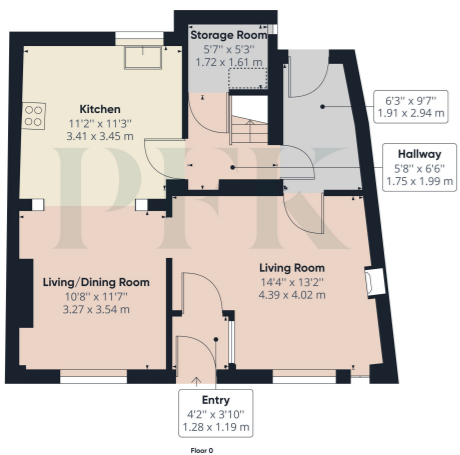
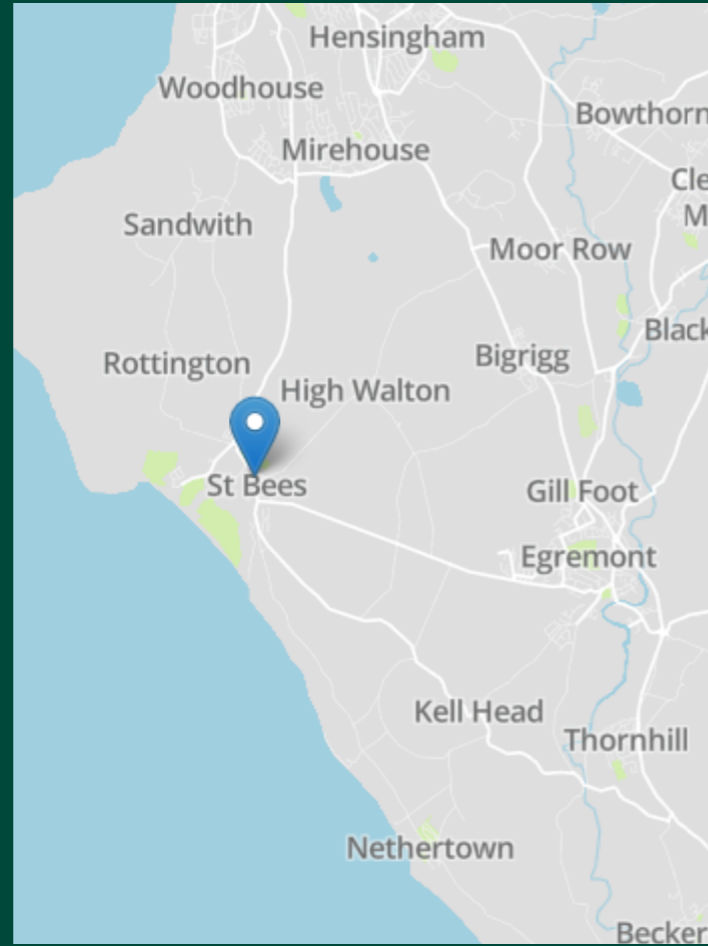


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		84
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

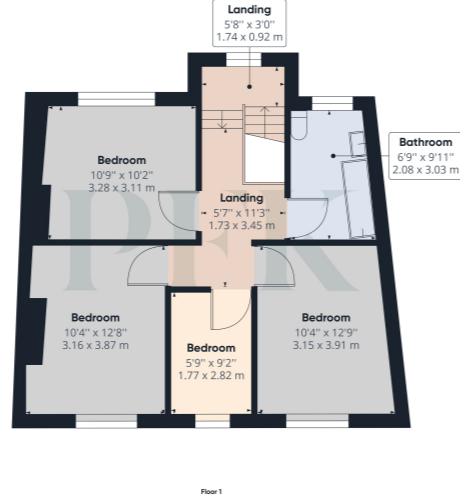


**PFK**

Approximate total area\*\*  
588.07 sq ft  
54.63 sq m

Reduced bedroom  
4.31 sq ft  
0.40 sq m

(\*) Including balconies and terraces  
(\*\*) Including balconies and terraces  
While every effort has been made to ensure accuracy, all measurements are approximate and should not be relied upon for legal purposes. The floor plan is for illustrative purposes only.



**PFK**

Approximate total area\*\*  
541.05 sq ft  
50.27 sq m

(\*) Including balconies and terraces  
(\*\*) Including balconies and terraces  
While every effort has been made to ensure accuracy, all measurements are approximate and should not be relied upon for legal purposes. The floor plan is for illustrative purposes only.



## 132 Main Street, St Bees, Cumbria, CA27 0DE

- 4 bed period property
- Close to all amenities
- Tenure: leasehold
- Popular village location
- Ideal holiday home
- EPC rating D
- Sensible price
- Council Tax: Band D

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk



## LOCATION

St Bees is an attractive seaside village 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 station on the Cumbrian coastal line.

## PROPERTY DESCRIPTION

An exciting opportunity to acquire this fine, 4 bed period residence, previously the village bank, occupying a prominent position in the centre of St Bees village, close to amenities including the train line and highly regarded schools. Accommodation briefly comprises entrance porch, living room, open plan dining area leading to a generous kitchen, rear hallway and utility room to the ground floor. To the first floor there are three double bedrooms, a single and a three piece family bathroom. Externally the property benefits from a rear yard, with two storage outhouses, one with WC. Whilst the property requires some TLC to restore its true maximum potential, the opportunity to create a beautiful family home, whilst restoring original features, and adding value, is a truly exciting venture which we would encourage you to consider.

The added bonus is that this property is sold with no onward chain.

## ACCOMMODATION

### Entrance Porch

Accessed via original front door with glazed skylight over. With original corning and skirting boards, obscured, internal side aspect window and part glazed door leading into reception room 1.

### Living Room 1

4.3m x 4.0m (14' 1" x 13' 1") A front aspect reception room with original picture rail, feature fireplace housing gas fire, storage cupboard, doors giving access to the utility room and the second reception room.

### Reception Room 2/Dining Room

3.2m x 3.5m (10' 6" x 11' 6") Front aspect reception room/dining area with original dado rail and feature brick archway giving open plan access into the kitchen.

### Kitchen

3.4m x 3.4m (11' 2" x 11' 2") Fitted with a range of matching wall and base units with complementary work surfacing incorporating 1.5 bowl composite sink and drainer unit with mixer tap and tiled splashbacks. Integrated oven with four burner gas hob and extractor over, ample space for dining table, wall mounted central heating boiler, tiled flooring, rear aspect window and door to the rear hallway.

### Rear Hallway

With tiled flooring, door to utility room and stairs to the first floor with understairs storage cupboard (1.7m x 1.6m (5' 7" x 5' 3") with power supply, and which has the potential for conversion to a cloakroom/WC.

### Utility Room

1.9m x 2.9m (6' 3" x 9' 6") With wood work surfacing, space for under counter washing machine and tumble dryer, tiled flooring and part glazed door giving access to the rear yard.

## FIRST FLOOR LANDING

With feature, exposed brick wall and rear aspect window at half landing level with views over the village towards the coast. The landing has loft access and doors to all first floor rooms.

### Bathroom

2.0m x 3.0m (6' 7" x 9' 10") Fitted with three piece suite comprising bath with mains shower over, WC and wash hand basin, part tiled walls and obscured rear aspect window.

### Bedroom 1

3.1m x 3.9m (10' 2" x 12' 10") Front aspect double bedroom with village views.

### Bedroom 2

1.7m x 2.8m (5' 7" x 9' 2") Front aspect single bedroom with views over the village.

### Bedroom 3

3.1m x 3.8m (10' 2" x 12' 6") A front aspect double bedroom with village views.

### Bedroom 4

3.2m x 3.1m (10' 6" x 10' 2") Rear aspect double bedroom with views towards the Irish Sea.

## EXTERNALLY

To the rear of the property, there is a paved yard area with access to two outhouses, one with WC and the other used for storage.

## ADDITIONAL INFORMATION

### 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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

## SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. 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.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: 132 can be located using the postcode CA27 0DE and identified by a PFK For Sale board. Alternatively by using What3Words ///patching.repaid.tungsten

