

PFK

39 Fairladies, St Bees, Cumbria CA27 0AR

Guide Price: £490,000





PEK

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 railway.

PROPERTY DESCRIPTION

An executive style, six bedroom detached property occupying a fantastic position on the highly desirable 'Fairladies' estate on the edge of St Bees village. Positioned within just a short walk to village amenities including schools, railway station and beach, the property is perfectly suited to young and growing families.

The property itself is presented for sale in immaculate order throughout, with accommodation arranged over three floors, offering families and those looking to relocate to the area the type of flexible living space many are craving, with ample space to accommodate guests or home working. Accommodation on the ground floor in brief comprises bright entrance hallway, delightful open plan living/dining/kitchen, WC and study/gym which has been created by sectioning off part of the garage. To the first floor there is a large principal bedroom with en-suite shower room and three double bedrooms. The present owners have converted the loft space to create two further bedrooms accessed via stairs leading up from the main landing - this area is ideal for teenagers, guests, home business use or, could be utilised as an impressive principal suite.

Externally, the property benefits from driveway parking to the front for two cars, in addition to an integral garage (currently divided to create another room to the ground floor of the house) and a truly beautiful garden to the rear, enclosed with wire balustrade fencing and landscaped to provide a section of lawn and delightful decked patio - perfect for alfresco dining.

Viewing is essential to appreciate the size, presentation and stunning location of this fine property.

ACCOMMODATION

Entrance Hallway

Accessed via composite entrance door with small glazed window. Ceiling coving, radiator, wood effect flooring and stairs to first floor accommodation.

WC

Partly tiled and fitted with concealed cistern WC and wash hand basin set on vanity unit. Window and wood effect flooring.

Open Plan Living/Dining Kitchen

A delightful, open plan room perfect for family living with wood effect flooring which runs through the entire ground floor.

Living Area 3.91m x 3.23m (12' 10" x 10' 7") Ceiling coving and window to front aspect.

Kitchen Area 3.05m x 5.97m (10' 0" x 19' 7") fitted with range of matching wall and base units with solid wood work surfaces, tiled splash backs and matching breakfast bar unit. Range style cooker with extractor fan over, integrated dishwasher and space for American style fridge freezer. Part coved ceiling, downlights, window to rear aspect overlooking the garden and patio doors with glazed side panels giving access to the rear.

Dining Area 5.02m x 3.98m (16' 6" x 13' 1") Ceiling coving and attractive fireplace with oak surround, tiled hearth and back plate. Opens through to:-

Sunroom

3.13m x 2.44m (10' 3" x 8' 0") A triple aspect sunroom with warmroof and uPVC patio door giving access to the rear garden. Radiator and wood effect flooring.

Note: we are advised by the current vendors that building regulations were not obtained for the erection of the sunroom nor is it likely that permission would be granted retrospectively by the Planning authority. The vendors would be willing to take out an indemnity insurance for the purchaser.

Home Gym/Laundry Room

3.83m x 3.16m (12' 7" x 10' 4") Accessed from the main hallway via what was originally the door to integral garage. This space was originally part of the garage but the current owners have converted to additional living space by creating a stud wall.

FIRST FLOOR

Landing

Window to front aspect, large, double storage cupboard and further single storage cupboard which also houses the hot water cylinder and gas boiler. Radiator and stairs to second floor accommodation.

Bedroom 1

3.64m x 4.94m (11' 11" x 16' 2") Currently used as the principal bedroom. Two windows to rear aspect overlooking the garden, two radiators and door to:-

En Suite Shower Room

1.18m x 3.27m (3' 10" x 10' 9") Partly tiled and having downlights, window, shower cubicle fitted with mains shower, wash hand basin, low level WC and radiator.

Bedroom 2

2.89m x 5.02m (9' 6" x 16' 6") A rear aspect, double bedroom with radiator, and two windows overlooking the garden.

Family Bathroom

2.34m x 3.23m (7' 8" x 10' 7") Partly tiled and having downlights, window, radiator and four piece suite comprising panelled bath, large step-in shower cubicle fitted with electric shower, low level WC and wash hand basin.

Bedroom 3

3.54m x 3.26m (11' 7" x 10' 8") A large, double bedroom with windows to front and side aspects. Radiator.

Bedroom 4

3.99m x 3.26m (13' 1" x 10' 8") A double bedroom with window and radiator.

SECOND FLOOR

Second Floor Landing

The loft was converted by the current owners to create additional living space, ideal for use by teenagers or as guest accommodation. The landing area is currently utilised as home office space. Velux rooflights and access to Bedrooms 5 and 6.

Bedroom 5

5.34m x 5.54m (17' 6" x 18' 2") - some restricted head height. Part sloped ceilings, downlightstwo Velux rooflights and under eaves storage.

Bedroom 6

5.24m x 3.22m (17' 2" x 10' 7") - some restricted head height. Downlights, Velux rooflight and under eaves storage.

EXTERNALLY

Driveway Parking

There is driveway parking available at the front of the property for two cars.

Garden

There are lawned garden areas to both sides of the driveway giving access to the rear garden, which is substantial in size and has been beautifully landscaped by the present owners including a good paved patio area with steps up to a lawned garden enclosed by a mixture of wire balustrade and wooden fencing. Beyond this is a further decked terrace which provides a fabulous family space for outdoor dining and entertaining.

Small Outhouse

1.89m x 3.14m (6' 2" x 10' 4") The remainder of the original garage - a really useful storage space for bikes, garden equipment etc. Accessed via up and over, garage door.

ADDITIONAL INFORMATION

Tenure

Tenure is leasehold.

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. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. 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 E

Viewing: Through our Cockermouth office, 01900 826205.

Directions: 39 Fairladies can be located using the postcode CA27 0AR and identified by a PFK 'For Sale' board. Alternatively by using What3Words///swerving.phantom.loosens



