



CLIFTON HOUSE AND MEWS | LITTLE CAMP STREET | MARYPORT | CA15 6AQ

PRICE £195,000





SUMMARY

Clifton House presents an unusual and interesting opportunity to renovate a historic Grade II listed house, situated in a prominent yet tucked-away position within this coastal town. In addition, there are two derelict mews style cottages within the grounds and these can be converted into two bedroom dwellings (subject to building regs approval). With a retirement home close-by these may well make excellent Airbnb options. The house will reward a buyer with vision and has potential to make a three bedroom home, currently comprising a large dining room with adjacent kitchenette, an elegant living room, a large hall with study area, a ground floor WC and two generous bedrooms to the first floor. The landing is large enough to accommodate a new set of stairs that will access the two attic rooms on the second floor, one of which might accommodate a bathroom. Outside there is a garden area, a cobbled courtyard with gated access from the roadside for parking and the two derelict former cottages. This is not for the faint-hearted but will be an amazing opportunity for someone experienced in building and renovating.

EPC band TBC

GROUND FLOOR ENTRANCE

A door on the side of the property leads into dining room

DINING ROOM

A generous double aspect room with great potential to become a kitchen. Sash window to front double radiator space for family table and chairs, wood floorboards, window to side, doors to living room and kitchenette.

KITCHENETTE

Housed in a lean to extension at the rear with sink unit and space for fridge freezer

LIVING ROOM

A generous and elegant room with sash window to front, radiator, feature fireplace with original bread oven, two sets of inset storage cupboards, wooden floorboards, door to hallway

HALLWAY

A generous area with sash window to side, stairs to 1st floor, radiator, space for desk, door to WC

GROUND FLOOR WC

Window to side, fitted high-level WC

FIRST FLOOR LANDING

Door to bedroom one, double glazed sash window to side, radiator, space for stairs to be fitted in order to access attic rooms, steps lead down to a lobby with arch window to side, radiator, and door to bedroom two

BEDROOM 1

A generous room with sash window to front, cast iron style fireplace with hearth

BEDROOM 2

Formally a bathroom with triple with sash window to front, window to rear, fitted low-level WC, hand wash basin, radiator

SECOND FLOOR

ATTIC ROOM 1

Access hatch allowing future staircase from first floor level. Velux window to rear step up into loft room two. Potential to become family bathroom.

ATTIC ROOM 2

A generous room with sash domer window to front, radiator, original fireplace

EXTERNALLY

The property is set in a private setting within the grounds of an old world garden, with vehicle access via gates onto cobbled side street. There is an open cobbled courtyard with path leading past storage barns to an entry door on the side of the property

MEWS COTTAGES

To one side of the courtyard are a pair of former cottages, both now derelict and two stories in height. These can be converted into residential accommodation subject to building regulations approval. Each cottage will have two bedrooms. With a residential care home located next door these may make excellent Airbnb opportunities.

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: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: C

Tenure: Assumed Freehold

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

Fixtures & Fittings: None

Broadband type & speeds available: Standard 16Mbps / Superfast 32Mbps / Ultrafast 1000Mbps. Please note info shown is for neighbouring property on

The Promenade as unavailable for this address.

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates Vodafone has variable signal outside but others are ok. EE has variable signal indoors and all other networks have limited service indoors

Planning permission passed in the immediate area: Planning passed for both Mews Cottages

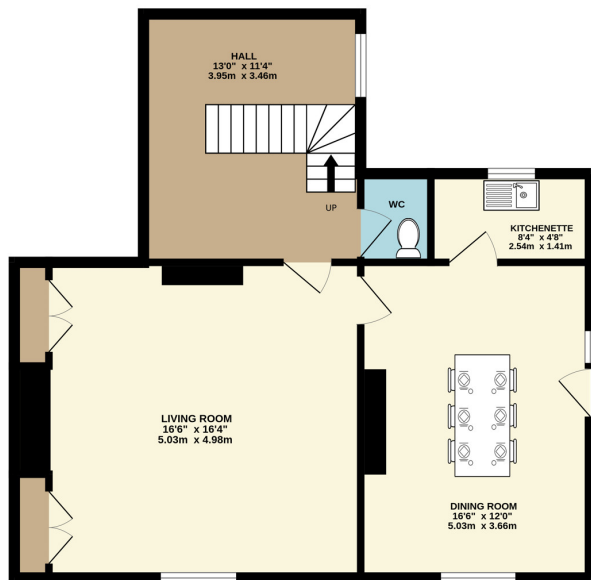
The property is Grade II listed

DIRECTIONS

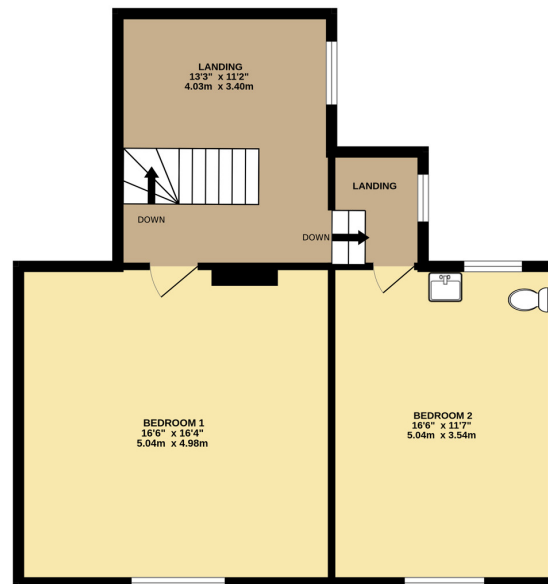
From Cockermouth head north on the A594 passing Dovenby and Dearham. Continue on to Maryport and cross the traffic lights, proceeding up Wood Street. Take the third turning on the right into High Street and at the end of the road turn right and immediately left into Little Camp Street. The entrance to the property is located on the left side of this cobbled street.



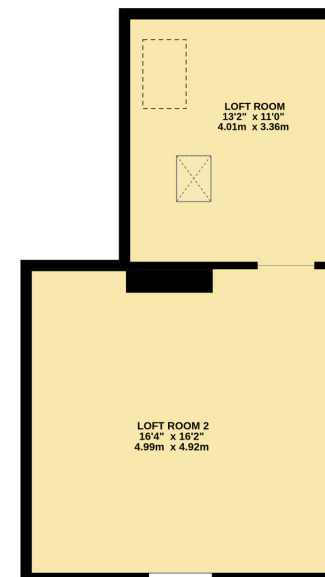
GROUND FLOOR
680 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



2ND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1719 sq.ft. (159.7 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

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