



| Sandwith | Whitehaven | CA28 9UG

Guide Price £275,000



david britton
ESTATES

Key features

- Approx 0.25 acre plot in the heart of village
- Fantastic opportunity if looking for a work/live environment or to create a fabulous family home
- 3 bedroom double fronted home, dating back to 19th Century
- Workshop/barn to the side
- Extensive gardens to the rear
- Future Development Potential (Subject to relevant planning consents)
- In need of minor upgrading
- Two garages & outbuildings
- Superb elevated garden with views over the village
- Off road parking

Description

WOW! Around 0.25 acres in a central village location, this is a superb opportunity for a home with so much further potential with an adjoining barn/workshop and extensive gardens. Sitting in the heart of the pretty village of Sandwith, just a short distance from coastal village of St Bees and Whitehaven, this property is believed to date back to 19th century and has a host of flexible options! This semi-detached 3 bedroom home is in need of some minor upgrading in parts but would make a fabulous family home with the possibility of extending out to the rear or into the barn to the side to create larger living accommodation, a studio/working from home space, workshop or even to create a second dwelling, all subject to the relevant planning consents.

To the rear is a hidden gem of a garden with extensive spaces split into two tiers. On the lower level there is a walled patio, two lawns, terraces and access into the workshop. Steps lead to the upper level, where there is a large lawn with lovely views across the village, some hardstanding areas ideal for greenhouses or even more elevated terraces, raised beds and a rockery. The barn has two garage spaces and to the front there is offroad parking and a pretty walled garden.

Internally this double fronted home has a lounge, dining room, kitchen, pantry/store, three bedrooms; two doubles and a small double and family bathroom. There are two outhouses in the rear courtyard for use as utility/boot room/garden store.

The pretty village of Sandwith sits around 3 miles from Whitehaven where there is an attractive harbour and a wide range of shops, schools and other local amenities. The popular village of St Bees is a short distance away with its long sandy beach and towering cliff tops. The western fells of the Lake District National Park are close-by and there are rail links nearby to the Cumbrian Coast line.

A viewing is highly recommended!

****Viewings strictly by appointment only****

Directions





Floor plans



Ground Floor

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



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