



Croft House
High House Road | St. Bees | Cumbria | CA27 0BY

CROFT HOUSE



*A Grand Georgian Residence Blending Historic Elegance with Modern
Living in a Sought-After Coastal Village*



ACCOMMODATION

Set within the idyllic surroundings of St Bees—a cherished coastal village on the Solway Heritage Coast—this magnificent five-bedroom Georgian home offers a rare blend of timeless character, spacious living, and refined finishes. Dating from the late 1700s, this impressive three-storey residence retains a wealth of period detail while embracing the practicalities of contemporary life.

A Thoughtfully Designed Interior

Step through the front door and you're welcomed by a sense of grandeur and charm. Original features abound—from decorative ceiling roses and intricate cornicing to elegant open fireplaces that lend warmth and sophistication to key living spaces.

At the heart of the home is the beautifully appointed kitchen, finished in a timeless shaker style with crisp white cabinetry and striking black granite worktops. High-quality integrated appliances, including a SMEG cooker with induction hob, fridge, dishwasher, and microwave, make the kitchen as functional as it is attractive. Adjacent to the main preparation area, a lovely breakfast or dining space sits beneath a large rear sash window, flooding the room with natural light and offering tranquil views over the garden.

Next to the kitchen lies the formal dining room—an elegant space ideal for entertaining guests or enjoying special family meals. Classic coving and a charming open fireplace elevate the room, creating a refined yet welcoming ambiance. Across the hallway, the light-filled living room serves as a tranquil retreat, with dual-aspect windows offering views to both the front and rear. A traditional open fire creates the perfect focal point for winter evenings spent unwinding with a book or in conversation.

To the side of the kitchen, a generous utility or laundry room provides essential practicality with plenty of storage and workspace. Beyond lies a flexible family room, which can also serve as a ground-floor bedroom—perfect for guests, older relatives, or multigenerational living. This area is further enhanced by a conveniently located ground-floor bathroom complete with shower, offering self-contained comfort and privacy.









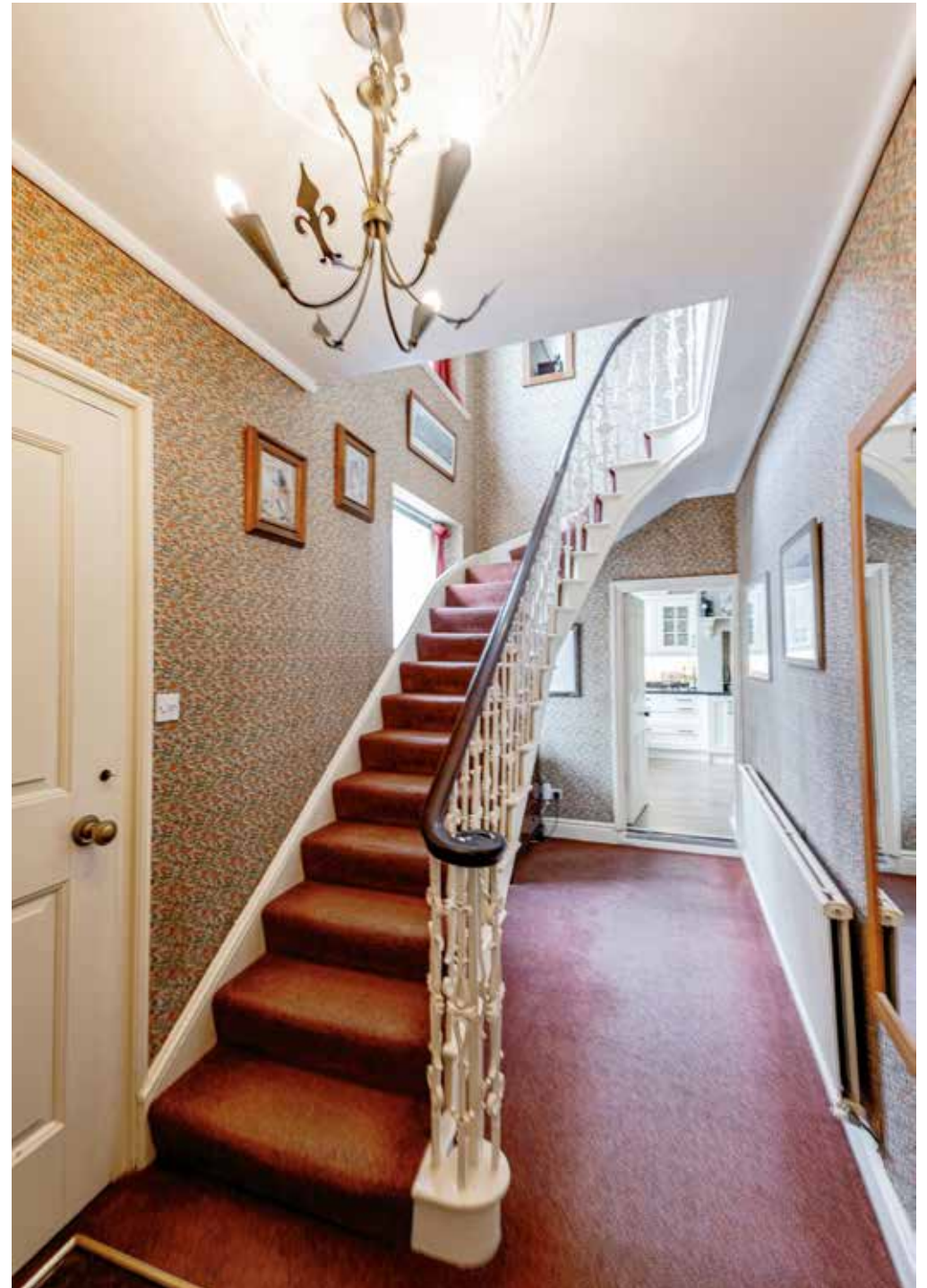


ACCOMMODATION

Elegant Upper Floors with Versatile Living Options

Ascending the beautifully ornate staircase to the first floor, you'll discover two spacious double bedrooms plus a single bedroom. The principal suite is particularly generous, enjoying serene garden views and direct access to a luxurious Jack-and-Jill style bathroom. This elegant bathroom features a sunken bath, contemporary vanity storage, and period-inspired detailing, combining indulgence and practicality. A bright and airy landing provides ample space for a desk or reading nook, making the most of the natural light streaming in.

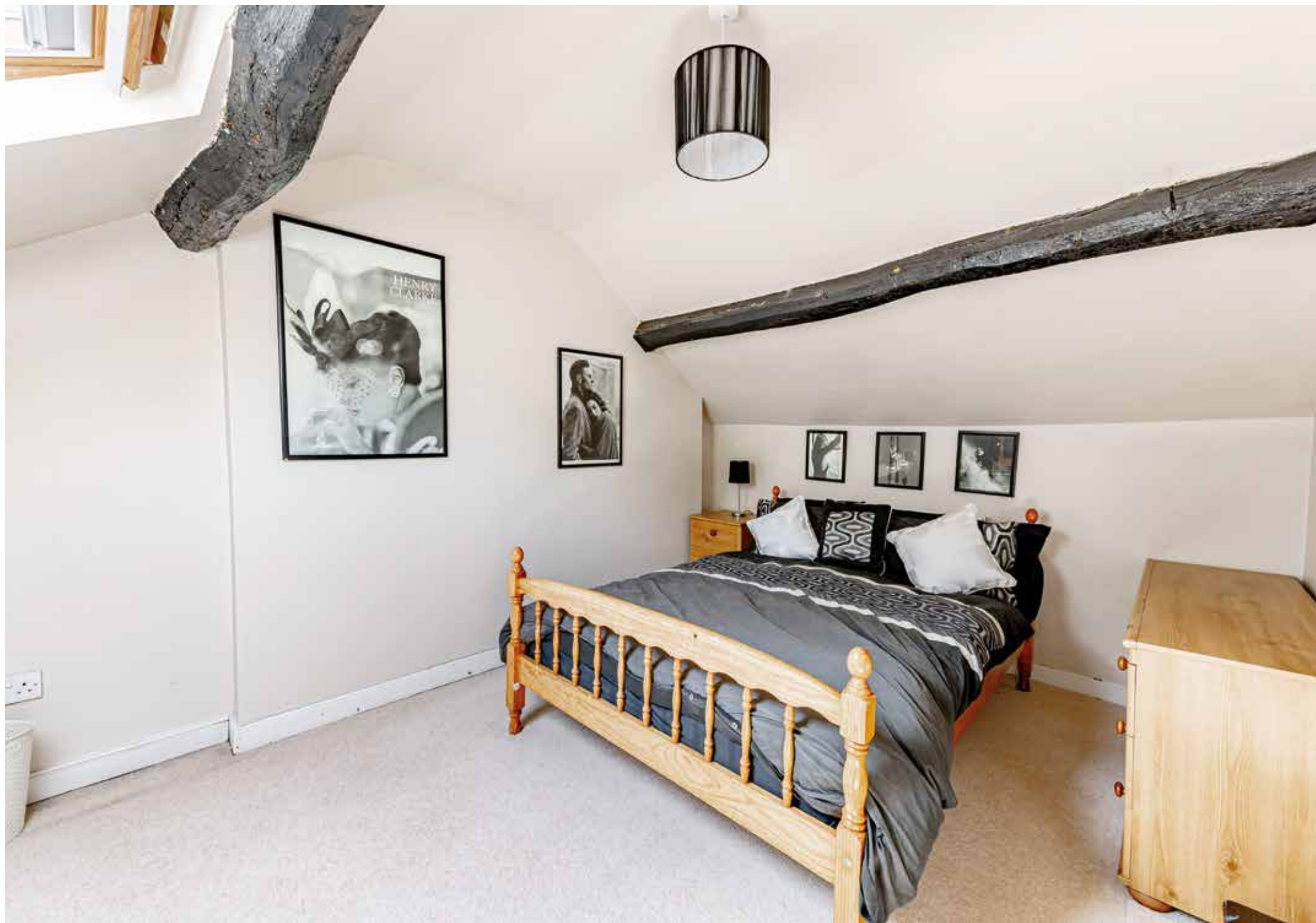
The top floor presents a suite of three interconnecting rooms and a second bathroom—currently arranged as a study and two guest bedrooms, this level offers superb flexibility. Whether configured as a teenager's private retreat, a home office complex, or guest accommodation, the space can be tailored to suit evolving needs.













OUTSIDE

Enchanting Outdoor Spaces

The exterior of the property is just as captivating as the interior. To the rear, a beautifully landscaped terraced garden rises gracefully above the house, affording elevated views over the property and towards the surrounding hills. The garden is designed in a mature cottage style, featuring an abundance of colourful flowers, shrubs, and climbing plants that change with the seasons.

Two distinct seating areas have been thoughtfully created to capture the sun at different times of day—ideal for morning coffee, afternoon relaxation, or evening meals under the open sky. Whether you're enjoying a summer barbecue or a quiet moment with a book, this garden offers a peaceful escape from the everyday.

To the side, the property benefits from a large double garage with electric door, and private parking area, comfortably accommodating two vehicles, completing this exceptional offering.







LOCATION

Prime Coastal Location

Croft House enjoys a prime position in the heart of St Bees, a vibrant and welcoming coastal village nestled on the edge of the Solway Coast Area of Outstanding Natural Beauty. Famed for its dramatic cliffs, sweeping views, and long stretches of golden sandy beaches, St Bees is one of Cumbria's true hidden gems—perfect for seaside walks, rock pooling, or simply enjoying the fresh sea air.

The village itself offers a strong sense of community and a charming selection of local amenities, including a well-stocked village shop, post office, traditional pubs, cosy cafés, and access to highly regarded primary and secondary schools nearby. Whether you're looking for everyday convenience or a quiet cup of coffee with a view, St Bees has everything you need close at hand.

For lovers of the great outdoors, the Lake District National Park is less than 20 minutes away, placing the fells and lakes within easy reach. Stunning locations such as Wastwater and Ennerdale Water—two of the most tranquil and awe-inspiring lakes in the region—are nearby, along with iconic hiking destinations including Wasdale Head and Scafell Pike, England's highest mountain.

With excellent road connections via the A595, access to the West Coast Main Line for direct rail travel to London (approximately 3¼ hours), and Carlisle Lake District Airport offering flights to destinations such as Southend, Dublin, and Belfast, St Bees offers a rare combination of coastal charm, community spirit, and outstanding connectivity—making it a truly special place to call home.



INFORMATION



GENERAL REMARKS AND INFORMATION

Viewings: Strictly by appointment through the sole selling agents Fine & Country. Tel 01228 583109

Offers: Offers should be submitted to the selling agents, Fine & Country. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

EPC Rating: E

Services: Croft House is served by mains gas, electricity, water and sewage. Heating is provided via a gas central heating system. Broadband is available in the area, currently provided by BT with advertised speeds of 61mbps

Council Tax: Local authority – Cumberland council. Council tax F

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties like us on [facebook.com/Fine & Country Cumbria](https://facebook.com/Fine%20Country%20Cumbria) and Instagram on [@fineandcountrycumbria](https://instagram.com/fineandcountrycumbria)

Referrals: Fine & Country work with preferred providers for the delivery of 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 Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT

Money Laundering Regulations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries, please contact the office.



GROSS INTERNAL AREA
FLOOR 1: 1450 sq.ft, 134 m², FLOOR 2: 1022 sq.ft, 95 m², FLOOR 3: 931 sq.ft, 86 m²
EXCLUDED AREAS: GARAGE: 333 sq.ft, 31 m²
TOTAL: 3403 sq.ft, 315 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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