



GRISDALES

PROPERTY SERVICES



46 Main Street, St Bees, CA27 0AA

£219,950

4 storey period home with amazing potential.

4 DOUBLE BEDROOMS, 2 RECEPTION ROOMS and SPLIT LEVEL GARDEN. MUST BE SEEN.

Bottom floor - large kitchen/ diner and WC. First floor - 2 reception rooms. Second floor - 2 double bedrooms and family bathroom. Third floor - 2 double bedrooms (one with ensuite). Outside - split level garden comprising of ground level patio and staircase to a wildflower garden

AMAZING LOCATION:

170 yards from St Bees primary school. 0.4 miles to St Bees secondary school. 0.7 miles to St Bees beach. 190 yards to Post Office, Shop and 3 local pubs. 0.4 miles to St Bees Priory. Great local community - lots of village events and local clubs/ exercise classes/ social clubs

Helping you find your perfect new home...

www.grisdales.co.uk

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ENTRANCE HALLWAY

Wooden door with decorative arch glass panel to Entrance Hallway, good size welcoming space with access to the first floor, uPVC double glazed door to rear and internal door to:

LOUNGE

13'1" x 12'4" (4.00 x 3.76)



A cosy room with front aspect sliding sash window, decorative fireplace mantle surround with stone hearth, radiator, telephone point and television point.

STUDY

10'9" x 10'4" (3.29 x 3.16)



Rear aspect sliding sash window and radiator.

From Entrance Hall.

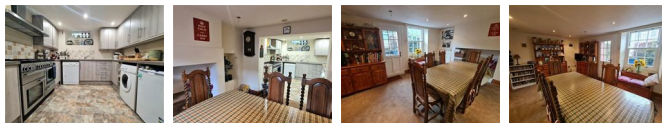
Stairs down to:

W.C

A handy W.C and wash hand basin.

KITCHEN/ DINING ROOM

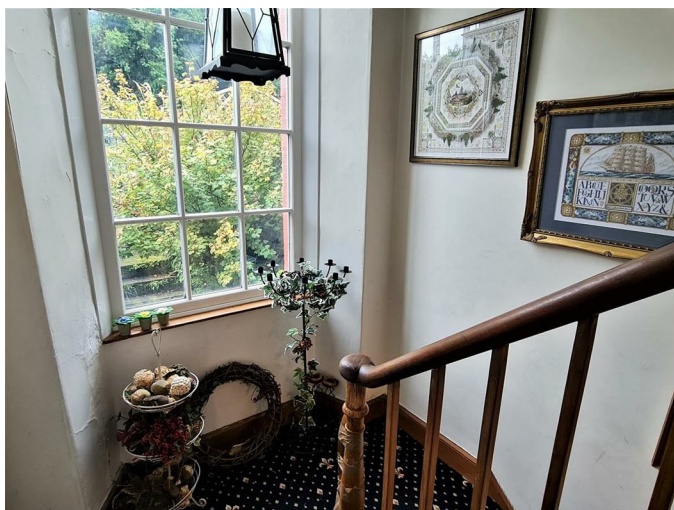
24'4" x 16'0" max (7.43 x 4.90 max)



A great space for entertaining friends and family alike. The Kitchen area comprises of a newly fitted modern range of wall and base units with complimentary work surfaces and tiled surrounds, inset stainless steel sink unit, Large Rangemaster oven with six ring hob and stainless steel extractor hood over, plumbing for a washing machine and several under counter spaces for various appliances. The Dining area is a great space with front aspect sliding sash window and uPVC double glazed door to front access.

From Entrance Hallway

STAIRS TO FIRST FLOOR



Rear aspect sliding sash window and doors to:

BEDROOM ONE

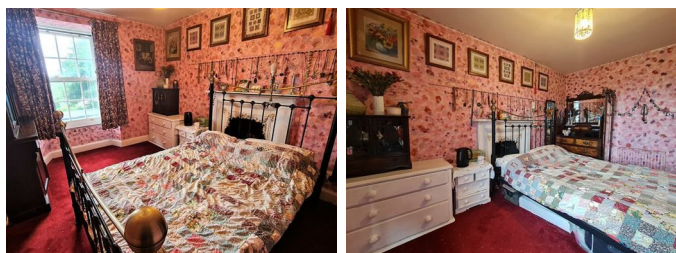
10'9" x 10'4" (3.30 x 3.17)



Double bedroom with rear aspect sliding sash window and radiator.

BEDROOM TWO

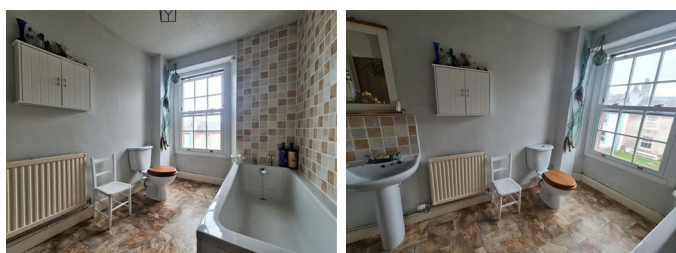
14'1" x 9'3" (4.30 x 2.83)



Double bedroom with front aspect sliding sash window, decorative feature fireplace with surround and radiator.

BATHROOM

10'0" x 6'11" (3.06 x 2.12)



A generous family bathroom comprising of a three piece suite with a bath with fully tiled surround, W.C, wash hand basin, radiator and front aspect sliding sash window.

STAIRS TO SECOND FLOOR

Handy storage cupboard, velux window and doors to:

BEDROOM THREE

11'11" x 10'5" (3.65 x 3.20)



Double bedroom with velux window and radiator.

BEDROOM FOUR

12'3" x 10'5" (3.74 x 3.18)



Double bedroom with velux window, radiator and door to:

EN-SUITE SHOWER ROOM

7'5" x 5'11" (2.28 x 1.81)



Three piece suite comprising of a single shower cubicle, W.C, wash hand basin, velux window and painted wooden flooring.

EXTERNALLY



The property boasts a rear patio area which steps up to an elevated rear garden containing a variety of trees and shrubs. Parking is by way of on street.

OWNERS COMMENTS

In the Owners words "I love the location of the property, being in the centre of the Villiage with the School and Playing Field behind brings a real sense of community"

THINGS YOU NEED TO KNOW

The property offers main gas, electric and water supplies. The property is Leasehold but there are no additional service or ground rent charges payable. this is a historic St Bees lease which renews to 999 years at each sale.

COUNCIL TAX

We have been advised by Copeland Borough Council (01946) 852585 that this property is placed in Tax Band C.

DIRECTIONS

The property is best approached travelling South from Whitehaven on the B5345 into the village of St Bees past the Public School on the left hand side and over the railway line continuing onto the Main Street. The property can be identified by a Grisdales For Sale board on the Left Hand Side.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE

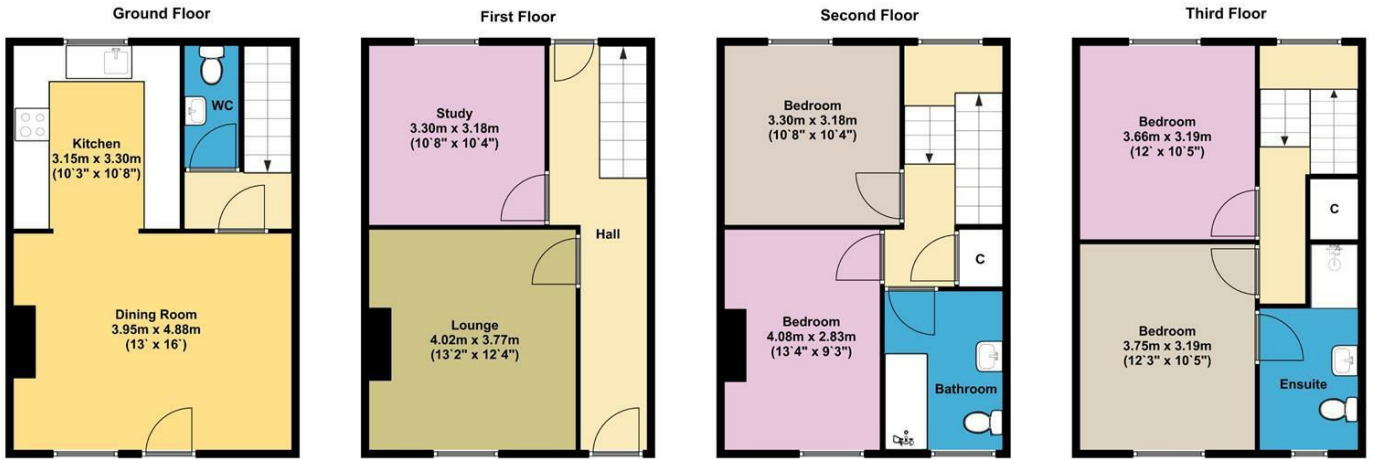
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's

fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

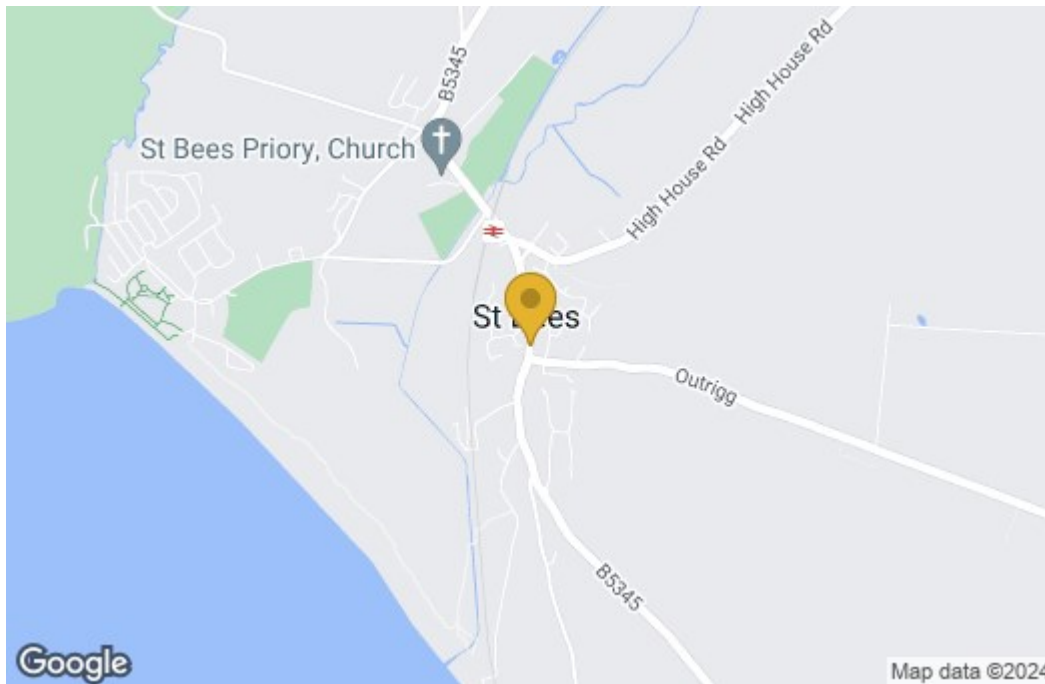
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

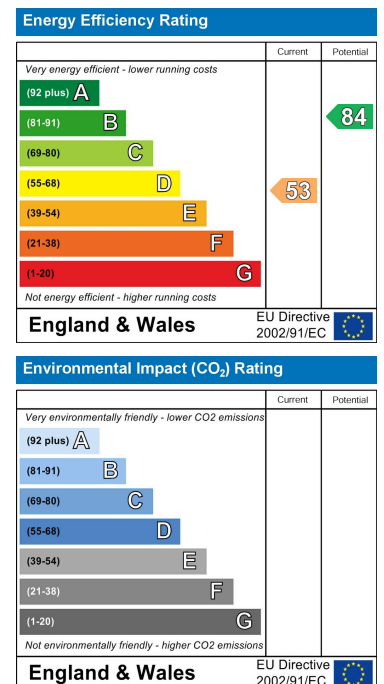
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.