



GRISDALES

PROPERTY SERVICES



Ravensworth Sea Mill Lane, St. Bees, CA27 0BD

£280,000

ONLINE VIEWING AVAILABLE

If you're looking for your next home to have uninterrupted, scenic views then this could be the one you've been waiting for.

Boasting gorgeous views over St Bees golf course, the perfect portrait right on your doorstep. With four bedrooms, two reception rooms, off road parking and garage, the property has all the potential to be a great family home. With some TLC and renovations you could be the envy of the village. To arrange a viewing please call us on 01946 693931.

Helping you find your perfect new home...

www.grisdales.co.uk

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T : 01946 693 931 | E : whitehaven@grisdales.co.uk

THINGS YOU NEED TO KNOW

The property benefits from Gas central heating, mains water, mains drainage and double glazing.

ENTRANCE

Via glass porch leading to front door.

HALLWAY

Radiator. Doors to:

LOUNGE

16'9" x 14'9" (5.13 x 4.52)



With side and front aspect double glazed windows, gas fire (currently disconnected) with brick fireplace surround, radiator, stairs to:

KITCHEN

11'6" x 9'10" (3.53 x 3.00)



Range of wooden wall and base units with complementary worksurfaces, radiator, integrated electric oven and hob. Door leading to:

REAR PORCH

With access to rear garden.

DINING ROOM

11'8" x 9'4" (3.56 x 2.87)



Side aspect double glazed window, radiator, patio doors. Beautiful garden views.

BEDROOM ONE

12'7" x 10'7" (3.84 x 3.23)



Front aspect double glazed window, radiator, double in size.

BEDROOM THREE

11'10" x 9'4" (3.63 x 2.87)



Rear aspect double glazed window with view of St Bees golf course, radiator, double in size, fitted wardrobes.

BEDROOM FOUR

11'10" x 7'10" (3.63 x 2.39)



Side aspect double glazed window, radiator, small double in size.

BATHROOM



Three piece suite comprising of bath with overhead shower, WC and sink. Front aspect frosted double glazed window, radiator, built-in storage cupboard.

FIRST FLOOR LANDING

BEDROOM TWO

13'10" x 10'0" (4.24 x 3.05)



Loft room with rear aspect double glazed window with views over the golf course, built-in wardrobes, radiator.

FRONT EXTERNAL



Driveway for one car. Access to the driveway is via shared road with neighbouring bungalows.

GARAGE

Single in size with up and over door, electrics fitted.

REAR EXTERNAL



Grassed lawn with decorative shrubbery with uninterrupted sea views.

DIRECTIONS

From the A5094 bear right. Continue forward onto Scotch Street - B5345. At roundabout take the 2nd exit onto Preston Street - B5345. At roundabout take the 2nd exit onto Preston Street - B5345. Continue on the B5345 until you reach Main Street, St Bees. Continue through the village over the railway line, passed Manor House public House, at the top of Main Street turn right to Sea Mill Lane, the property is half way down on the right hand side identified by a Gridsdales for sale board.

COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) that this property is placed in Tax Band E.

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.

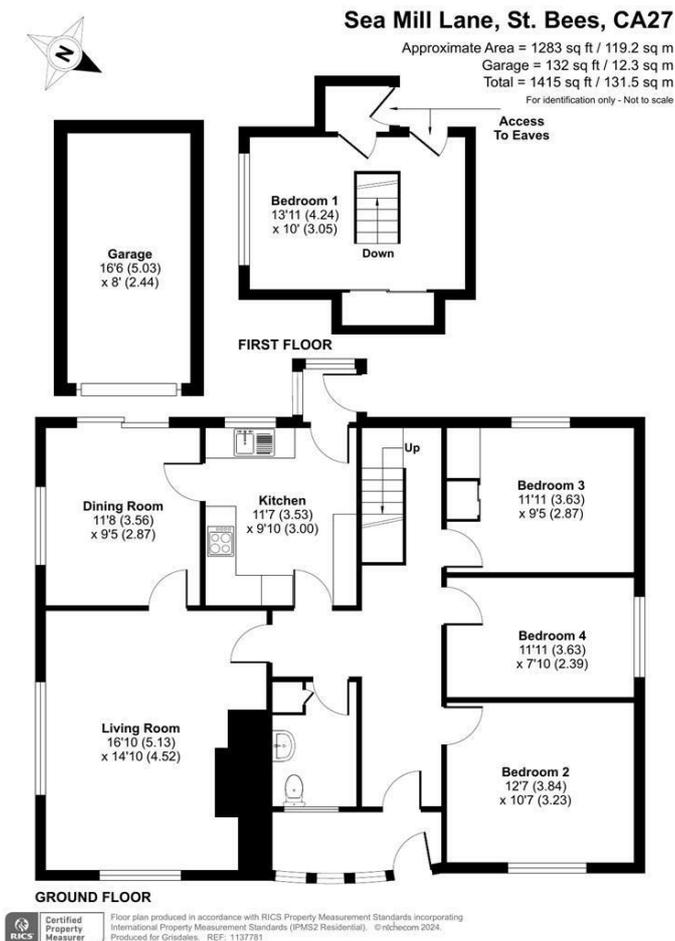
MORTGAGE ADVICE

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.

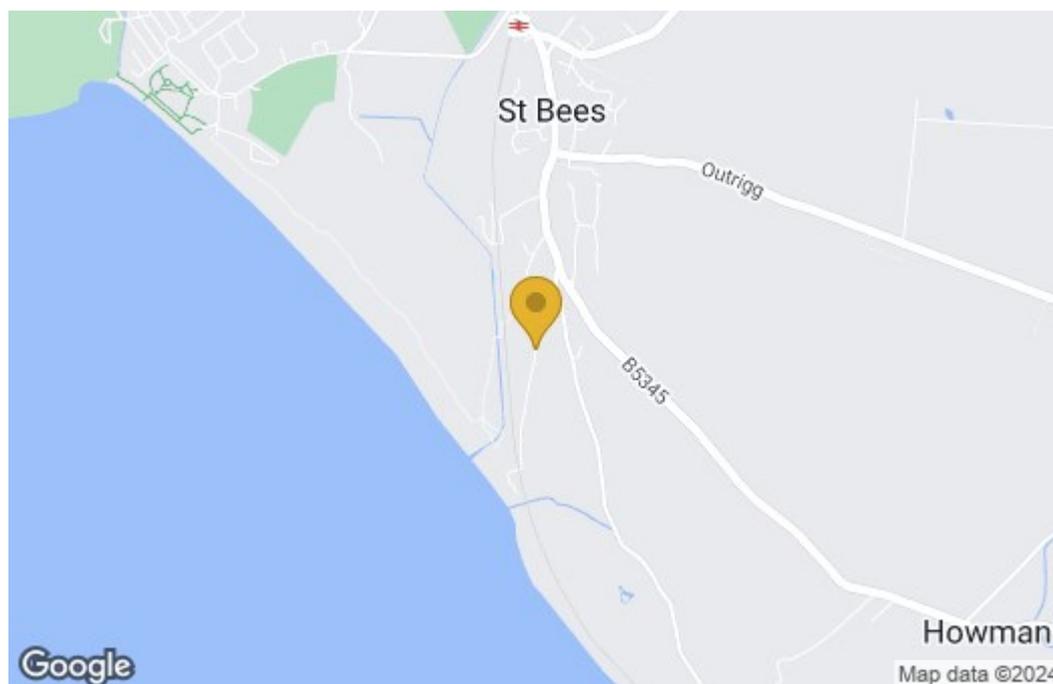
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

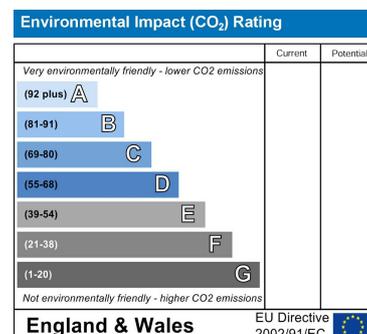
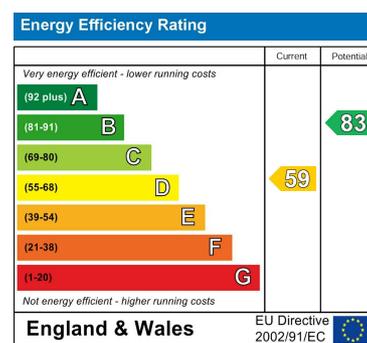
Floor Plan



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.