



# GRISDALES

PROPERTY SERVICES



## 11 Abbey Farm, St. Bees, CA27 0DY

**£270,000**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\*

This charming Barn Conversion has been very well cared for and maintained over the years and allows ample living space, with kitchen and dining room, three bedrooms, two bathrooms and elevated lounge to show off the countryside views! Externally, relax and unwind in your own low maintenance rear garden, just a hop skip and a jump away from the detached garage!

The property sits pretty in the ever popular, coastal village St Bees, just a short walk from the Beach and within easy reach of transport links to local employment centres as well as 10 minutes drive from Whitehaven and all the local amenities. Don't delay and arrange your viewing today by calling 01946 693931.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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

## THINGS YOU NEED TO KNOW

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

## ENTRANCE



Via stone steps leading to wooden front door, into:

## UTILITY ROOM



Two windows, tiled flooring, sink, wooden wall and base units, wall mounted boiler, radiator. Into:

## INNER HALLWAY

With under stair cupboard and radiator.

## DOWNSTAIRS SHOWER ROOM



Three piece suite comprising of walk-in shower, WC and sink. Black wall and floor tiling, chrome ladder style radiator.

## KITCHEN



Range of wooden wall and base units with complementary work surfaces, gas hob and electric oven with overhead chrome extractor fan, radiator, rear aspect window, sink and drainer unit, beige tile flooring and blue wall tiling. Door leading to rear external.

## DINING ROOM



Rear aspect window, radiator, floor tiling.

## FIRST FLOOR LANDING

Radiator, storage cupboard, door leading to external steps.

## LOUNGE



Two large rear aspect windows with double opening doors, laminate flooring, radiator.

## BEDROOM ONE



Front aspect window, double in size, radiator, loft hatch.

## SECOND FLOOR LANDING

Velux window, radiator.

## BEDROOM TWO



Rear aspect window, radiator, double in size.

## BEDROOM THREE



Rear aspect window, radiator, double in size, loft hatch.

## BATHROOM



Three piece suite comprising of bath, WC and sink. Cream floor and wall tiling, decorative ceiling beams, Velux window.

## REAR EXTERNAL



Parking for one vehicle (not allocated). Grassed lawn and shrubbery.

## GARAGE

Single in size with up and over door (central garage within the group of three).

## DIRECTIONS

Head out of Whitehaven via Egremont Rd/A595; turn right onto Mirehouse Rd; after 0.8 mi turn left onto St Bees Rd/B5345; continue to follow B5345 for 1.9 m; turn right onto Abbey Rd.

## 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 GRIDDALES**

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

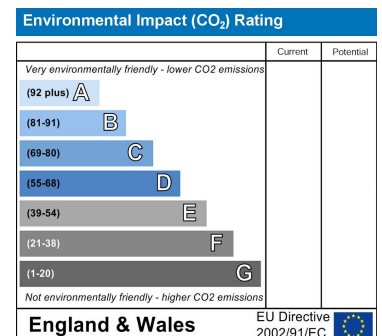
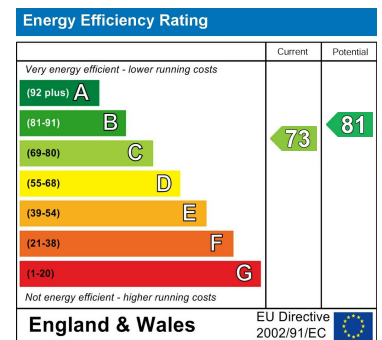
Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.