



# GRISDALES

PROPERTY SERVICES



## Bumble Bee Cottage 96 Main Street, St. Bees, CA27 0AD

**£140,000**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\* If you love the idea of living in St Bees, just a short distance from the stunning beach and ideally situated for all the village amenities such as the village shops and school, then this could be the perfect property for you. Located just off the Main Street, this two bed roomed cosy cottage comprises of a modern open plan lounge Kitchen, downstairs shower room and two spacious double bedrooms. With added bonus of a fenced off garden, perfect for entertaining and relaxing in the fresh sea air. Call us today on 01946 693931 to arrange a viewing.

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

## THINGS YOU NEED TO KNOW

The property is leasehold under the historic St Bees Lease in which there is no ground rents or service charges payable. The property offers mains gas, electric and water supplies.

## ENTRANCE

Via a uPVC double glazed door which leads into:

## HALL

6'2" x 2'11" (1.89 x 0.89)

Double glazed window. Leads straight into:

## OPEN PLAN LOUNGE/KITCHEN

22'0" x 10'4" (6.73 x 3.17)



## LOUNGE



With double glazed windows, multi-fuel burner, antico flooring and decorative sandstone surround.

## KITCHEN



Cream wall and base units with complementary work surfaces, built-in dishwasher, integrated fridge/freezer, electric oven and built-in electric hob with stainless steel extractor hood, built-in microwave, grey ladder style radiator, antico flooring. Understairs area for dining table. uPVC double glazed door leads to:

## SMALL HALLWAY

Leads into:

## SHOWER ROOM

6'4" x 3'10" (1.94 x 1.18)



Three piece white bathroom suite comprising of single walk-in shower, W.C and sink, stainless steel ladder style radiator, double glazed window and mirrored cabinet over the sink.

Stairs from the kitchen, leading onto:

## LANDING

Doors leading to:

## BEDROOM ONE

10'7" x 10'5" (3.23 x 3.20)



With front aspect double glazed window, double in size, loft hatch and radiator.

## BEDROOM TWO

10'8" x 7'4" (3.26 x 2.25)



Double in size with rear aspect double glazed window and radiator.

## LOFT

Partially boarded with built-in loft ladders. Boiler.

## EXTERNALLY



There is a fenced off lawn area that is just slightly to the right hand side of the property, but not attached.

## DIRECTIONS

The property is best approached travelling South from Whitehaven on the B5345 into the village of St Bees passing the Public School on the left hand side and over the railway line continuing onto the Main Street. Opposite the Fairladies Barn Guest House there is a lane to go through, the property will be located on the right hand side.

## COUNCIL TAX

Current Owners awaiting confirmation of change of usage from holiday let to residential. Council tax banding to be confirmed.

## 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 BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau - Doing what's right for you.

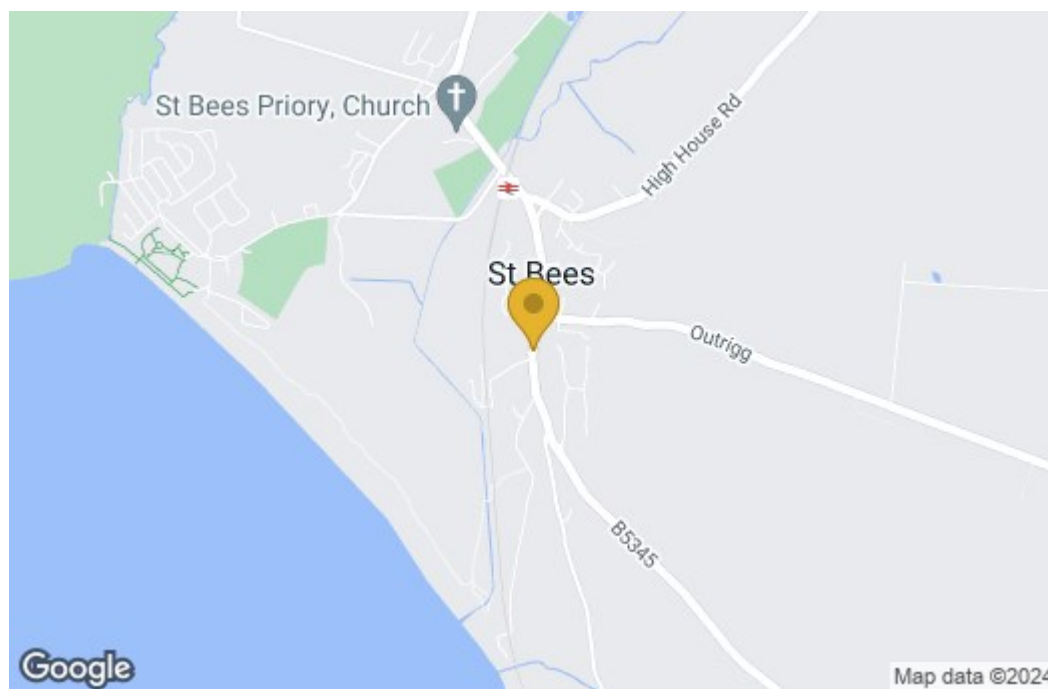
Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

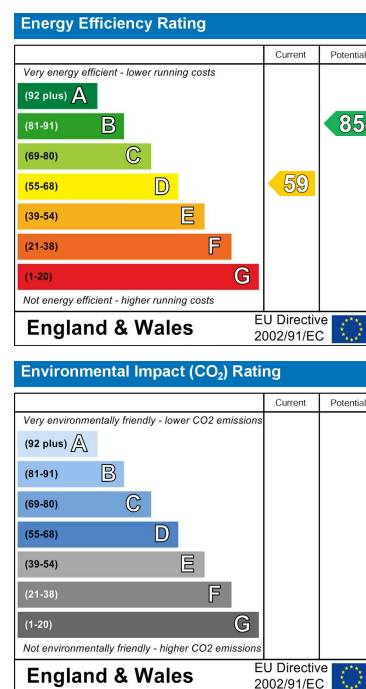
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

## 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.