



**Fern Bank High House Road, St. Bees, CA27 0BZ**

Guide Price **£550,000**

**PFK**



## The Property

Fern Bank, previously known as “Rickerby House” is a striking red brick gentleman’s residence, standing proudly amidst the traditional 19th century buildings along High House Road. Designed to make an impression, its commanding presence is complemented by extensive, mature gardens, offering a magnificent opportunity.

Spanning four expansive floors, the property provides ample space, including multiple bedrooms, reception rooms, and bathrooms. With a wealth of character and features, Fern Bank is now poised to welcome its next owner. The flexibility of the property should not be overlooked – it could serve as one grand home, or be divided into separate annexes, each with its own facilities, making it ideal for multi-generational living.

The house does require renovation, having been within the same family for many years, and prospective buyers should be aware of the associated costs.

Externally, the property offers extensive, wraparound terraced gardens, featuring ponds, lawned areas, decked and patio seating areas, zip wire, and brick built greenhouses. Additionally, there is a small plot of wild, mature land over High House Road included within the sale.

Viewings are strictly by appointment and can be arranged with PFK.







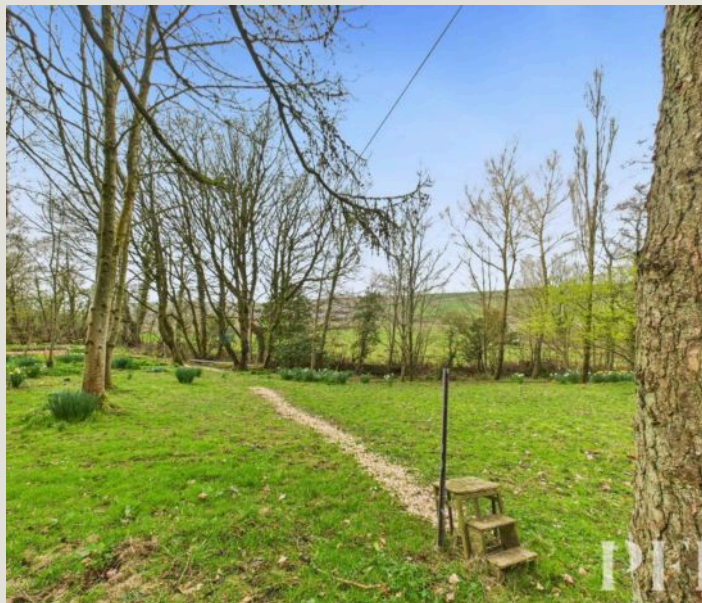
## The Location

Nestled on the scenic Cumbrian coast, St Bees is a charming village renowned for its dramatic landscapes, rich history, and strong community spirit. It is home to St Bees Head, the only Heritage Coast between Wales and Scotland, offering breathtaking coastal views and serving as a Site of Special Scientific Interest. The headland is also an RSPB bird reserve, boasting the only cliff nesting seabird colony in north west England, while St Bees Lighthouse marks the most westerly point of northern England. A sought after destination, St Bees attracts visitors and residents alike with its stunning coastline and close proximity to the western Lake District. The village is steeped in history, featuring the 12th century St Bees Priory and the prestigious St Bees School, founded in 1583. Outdoor enthusiasts will appreciate that the famous Wainwright Coast to Coast Walk begins here, and the England Coast Path runs along its shores. Excellent transport links include a railway station served by the Cumbrian coastal railway, ensuring easy access to the surrounding areas.

Tenure: Leasehold

Council Tax: Band G

EPC rating E





## ACCOMMODATION

### Entrance Hallway

22' 0" x 7' 3" (6.70m x 2.20m)

Accessed via traditional wooden door. A spacious hallway with feature staircase leading up to the first floor and stone steps leading down to the basement level/cellar. Original coving, skirting boards and tiled flooring, cloaks area, and glazed door leading into a porch. (previously the front of the property)

### Porch

With original coving, tiled flooring, and additional wooden external door. (This was previously used as the front door to the property)

### BASEMENT LEVEL

With power supply to the full lower ground floor, and access to the rooms on this level.

### Wine Cellar

5' 7" x 5' 11" (1.70m x 1.80m)

With original flagged shelves providing ample storage capacity - currently used for wine storage.

### Cellar Room 1

13' 9" x 15' 5" (4.20m x 4.70m)

A spacious area, with steps leading out to the garden. Currently housing the central heating boiler, this room is currently utilised as a workshop, with ample storage space.

### Cellar Room 2

12' 10" x 13' 9" (3.90m x 4.20m)

With an original fireplace (not currently in a usable condition) and access to a further small hallway (3.3 x 0.7) that leads to where the original well was located for the property.





### Formal Lounge

31' 2" x 13' 9" (9.50m x 4.20m)

With decorative corning, coving and ceiling roses, wood burning stove set on a stone hearth with wood surround, wall mounted lighting, and front aspect bay window providing magnificent views over the garden towards St Bees. To the rear of this room, there is a wall mounted gas fire, built in storage cupboards and shelving, wall mounted lighting, original radiator and dual aspect windows.

### Kitchen/Dining Room

13' 5" x 14' 1" (4.10m x 4.30m)

The kitchen/dining room is a large open plan area with arched access between the two. The dining area has original coving and ceiling rose, has an original fireplace with surround and red tiled hearth, ample space for a six to eight person dining table, exposed original floorboards, original radiator and front aspect window providing magnificent views over towards St Bees. The kitchen area is fitted with a range of matching, wood wall and base units with complementary work surfacing and upstands, incorporating double bowl stainless steel sink and double drainer unit with mixer tap and tiled splashbacks. Space for full height fridge freezer, Aga with tiled splashbacks and additional freestanding gas cooker, breakfast bar seating for up to four, original tiled flooring and rear aspect window.

### Pantry Room

13' 5" x 8' 10" (4.10m x 2.70m)

A typical original larder area, with ample storage space, original slate flooring, and front aspect window.

### Utility Room

9' 9" x 8' 1" (2.98m x 2.47m)

With sink and drainer unit, WC, large shelved storage cupboard, plumbing for washing machine, wall mounted shelving, original slate flooring and front aspect window.





### **Workshop Room**

Used for workshop purposes, this room also provides space for log storage, with a further door leading to a WC.

### **Studio Room 1**

13' 1" x 10' 10" (4.00m x 3.30m)

Currently used as an art studio, with slate quarry tiled flooring and UPVC glazed door out to the rear.

### **Studio Room 2**

8' 2" x 15' 5" (2.50m x 4.70m)

Currently in use as an additional art studio, with polycarbonate roof and double doors leading out to the patio/garden.

### **HALF LANDING**

With original cornicing, coving and wood panelling to the walls, fitted storage cupboards, two rear aspect windows, doors giving access to the rooms on this floor, and stairs continuing up to the first floor. The rooms on this half landing comprise two bedrooms and a bathroom, and could easily be sectioned off to be used as an annexe for family members or for a dependent relative.

### **Bedroom 1**

13' 5" x 18' 1" (4.10m x 5.50m)

A high ceilinged, spacious front aspect double bedroom enjoying views towards St Bees. With original features including cornicing, coving, fireplace and radiator, and fitted wash hand basin set in a vanity unit.

### **Bedroom 2**

9' 6" x 10' 10" (2.90m x 3.30m)

A high ceilinged, rear aspect double bedroom currently utilised for storage purposes. With decorative coving, wood panelled walls, feature fireplace and original traditional radiator.

### **WC**

5' 11" x 2' 11" (1.80m x 0.90m)

A side aspect room fitted with a WC.





### **Bathroom 1**

9' 6" x 7' 10" (2.90m x 2.40m)

Fitted with pedestal wash hand basin and bath with electric shower over, tiled splashbacks and part wood panelled walls, wall mounted electric heater and original, traditional radiator with towel rail over. As this room is directly next to the WC, it would be easy to convert into one bathroom, subject to permission.

### **FIRST FLOOR LANDING**

With decorative coving, stairs continuing up to the second floor and doors leading to the rooms on the first floor.

### **Bedroom 3**

12' 10" x 13' 9" (3.90m x 4.20m)

Currently utilised for office purposes, this is a high ceilinged, rear aspect double bedroom with original coving and attractive feature fireplace.

### **Bedroom 4 - Principal Bedroom**

17' 9" x 15' 1" (5.40m x 4.60m)

A superb high ceilinged, spacious double bedroom with original coving, cornicing and intricate ceiling detailing with impressive ceiling rose, side aspect window and further, large front aspect bay window enjoying lovely views over the garden and St Bees.

### **Office/Single Bedroom**

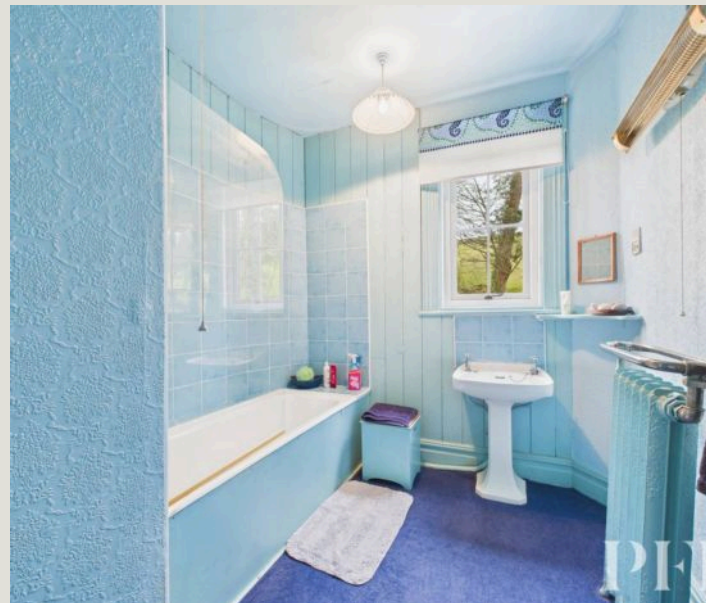
6' 11" x 5' 11" (2.10m x 1.80m)

A small, high ceilinged room, currently in use as an office, enjoying stunning front aspect views.

### **Bedroom 5**

12' 10" x 14' 1" (3.90m x 4.30m)

A further, front aspect high ceilinged doubled bedroom enjoying lovely views over St Bees. With decorative coving, original feature fireplace, traditional radiator, and wash hand basin on a vanity unit.





### **Bathroom 2**

9' 7" x 14' 1" (2.92m x 4.29m)

Fitted with a four piece suite comprising shower cubicle, tiled panelled bath with mains shower over, WC and wash hand basin set on vanity unit. Wall mounted storage cupboards, part tiled walls, heated towel rail and wall mounted lighting.

### **SECOND FLOOR LANDING**

With rear aspect window at half landing level, and doors leading to the remaining rooms.

### **Bedroom 6**

17' 9" x 15' 1" (5.40m x 4.60m)

A substantial, high ceilinged dual aspect double bedroom with fireplace and enjoying lovely views over the village from the arched window to the front.

### **Bedroom 7**

12' 10" x 13' 9" (3.90m x 4.20m)

A further rear aspect double bedroom with wash hand basin set on a vanity unit.

### **Bedroom 8**

12' 10" x 11' 6" (3.90m x 3.50m)

A dual aspect double bedroom with built in storage cupboards which could be utilised to create ensuite shower facilities if desired, subject to consents.

### **Bedroom 9**

12' 10" x 14' 1" (3.90m x 4.30m)

A further front aspect double bedroom with arched window providing lovely views over St Bees.

### **Shower Room**

7' 10" x 5' 11" (2.40m x 1.80m)

Fitted with a three piece suite comprising corner shower cubicle, WC and wash hand basin, wall mounted lighting and electric heated towel rail.







## EXTERNALLY

### Garden

The impressive property is accessed via a sweeping driveway from High House Road, leading to a large parking area for several vehicles and a double garage (currently used for wood storage). Over the road from the property, is a small area of woodland included within the sale, with a mix of mature trees, but this area has been untended for a period of time. The main attraction of the property is the delightful, wraparound terraced gardens, extending to approx. 2 acres, laid mainly to lawn with mature trees and perennials, seating and raised decked areas, patio perfect for alfresco dining and outdoor entertaining. Paved and chipped pathways meander through the entire garden, which also benefits from two ponds, brick built rustic greenhouse and useful shed with two rooms and a slate roof (currently in a state of disrepair), zip wire, wild flower meadow and many other features which help to enhance this beautiful space.

### Off street

10 Parking Spaces

Offroad parking for several cars and a double garage.

### Directions

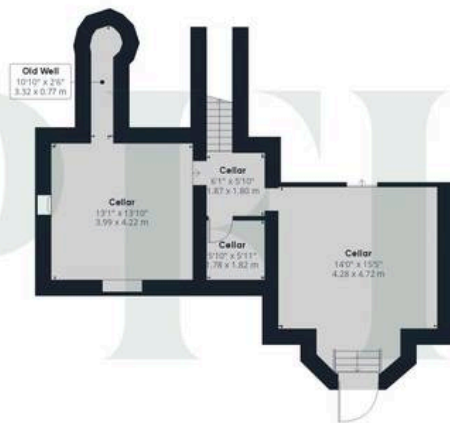
The property is located on High House Road and is easily spotted. Alternatively, it can be found using the What3words location [///snail.warrior.requiring](https://www.what3words.com/en/3qgq-qrqg-4qgq)











Floor -1 Building 1



Floor 0 Building 1

Approximate total area<sup>(1)</sup>

4538.96 ft<sup>2</sup>

421.68 m<sup>2</sup>

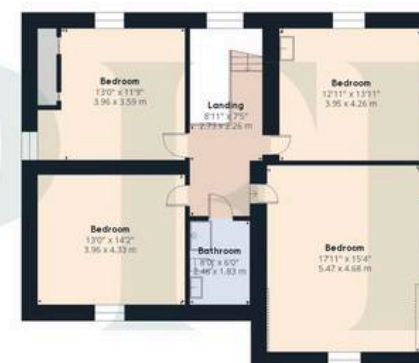
Reduced headroom

4.36 ft<sup>2</sup>

0.4 m<sup>2</sup>



Floor 1 Building 1



Floor 2 Building 1

(1) Excluding balconies and terraces

Reduced headroom

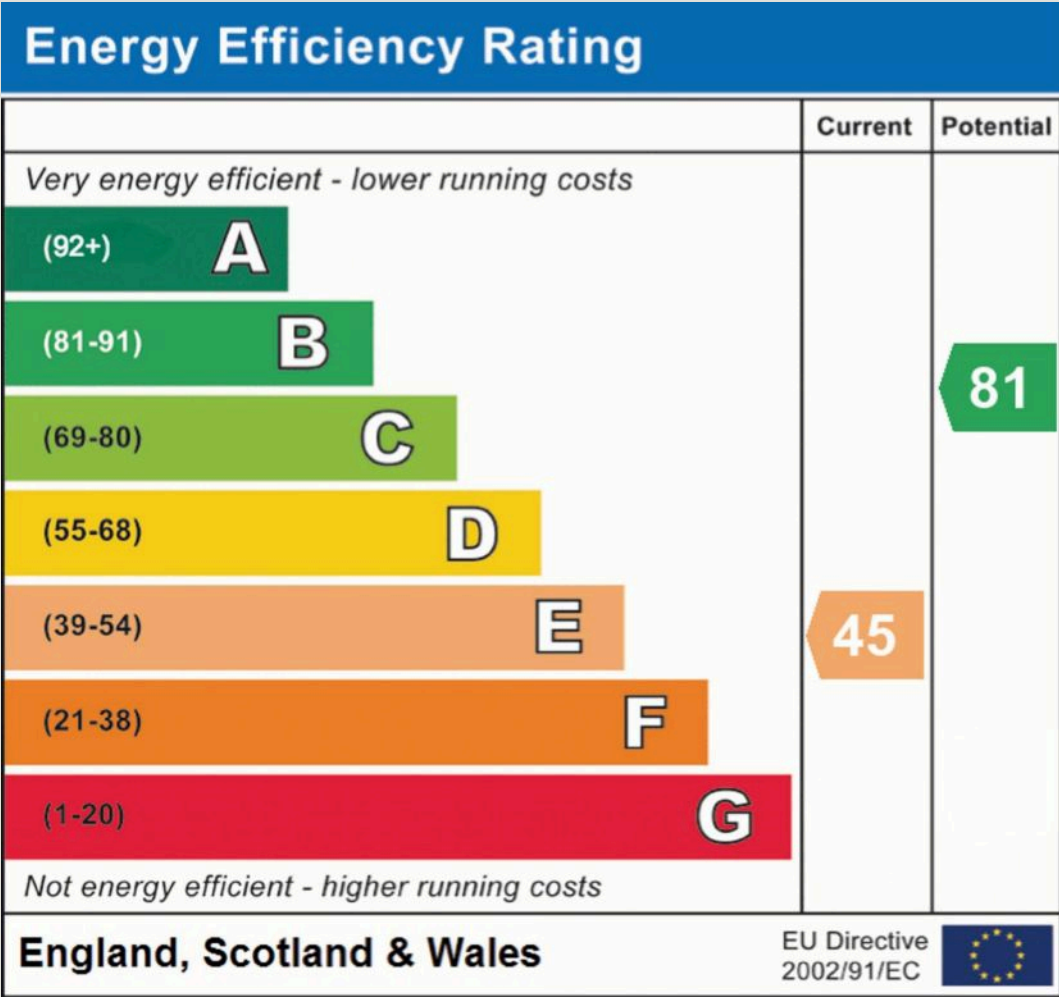
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## **ADDITIONAL INFORMATION**

### **Services**

Mains gas, electricity, water & septic tank drainage. Gas fired central heating and double glazing installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### **Septic Tank**

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

### **Referral & Other Payments**

PFK work with preferred providers for 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 PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

### **Leasehold**

The property is Leasehold – this is a historic 1000 year St Bees lease with no ground rent/service charge payable. For further information regarding the terms of the lease please contact PFK.







## PFK Estate Agency Cockermouth

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