



108 Main Street, St. Bees – CA27 0AD

Guide Price £180,000

PFK



# 108 Main Street

St. Bees, St. Bees

Set within the highly sought after coastal village of **St Bees**, this substantial terraced property offers an exciting opportunity to acquire a versatile and charming home just moments from the beach, village amenities, and railway station. While the property would benefit from some refurbishment and modernisation, it boasts a wealth of potential to become something truly special.

The accommodation is well laid out across three levels and begins with an entrance porch leading into a spacious lounge which opens into a dining area, ideal for modern family living. The kitchen sits to the rear of the property and benefits from patio doors that open to a private courtyard garden. A convenient ground floor cloakroom/WC completes this level.

Upstairs, the split level first floor landing gives access to two bedrooms, one of which includes a large walk in cupboard with fantastic potential to be converted into an ensuite or Jack & Jill bathroom. This level also features access to the **roof above the kitchen**, which with the necessary work and permissions, could become a **one of a kind roof terrace with far reaching views towards the Irish Sea**. A further double bedroom and a generous family bathroom are located on the second floor. Externally, the property enjoys a low maintenance courtyard garden to the rear, perfect for entertaining.







Description continued...

With its prime position in the heart of the village, close to the beach, highly regarded primary school, pub and St Bees railway station (offering direct rail links to Carlisle and Lancaster), this home is ideal for those looking to relocate, invest, or put their own stamp on a forever home in a truly idyllic location.

#### Location

St Bees is one of Cumbria's most sought after coastal villages, renowned for its beautiful sandy beach, historic priory, and the start of Wainwright's famous Coast-to-Coast walk. The village offers a wonderful blend of coastal charm and community spirit, with amenities including a highly regarded primary school, local pubs, cafes and a railway station offering convenient travel to Whitehaven, Workington, and south towards Barrow and Lancaster. With the Lake District National Park just a short drive away and major employment centres like Sellafield and Westlakes Science Park within easy reach, St Bees offers the best of both worlds, relaxed village life with excellent connectivity and access to nature, coast, and career opportunities.

Tenure: Leasehold

Council Tax: Band B

EPC rating C

#### Directions

The property can be located using either CA27 0AD or What3words///neat.shepherds.objecting







## ACCOMMODATION

### Entrance Porch

Approached via UPVC door, with door leading to lounge.

### Lounge

11' 5" x 14' 6" (3.47m x 4.42m)

Coved ceiling, window to front elevation, radiator, attractive wood burning stove set on tiled hearth. Opens to dining room

### Dining Room

14' 3" x 7' 4" (4.34m x 2.24m)

Downlights, coved ceiling, door leading to inner hallway and cloakroom/WC, radiator and steps down to kitchen.

### Kitchen

6' 8" x 12' 11" (2.04m x 3.94m)

Fitted with matching wooden wall and base units with contrasting work surfacing and splashbacks, incorporating 1.5 bowl stainless steel sink and drainer with mixer tap. Integrated electric oven with gas hob and extractor over, integrated slimline dishwasher, and space for dining table. Access to understairs storage area with plumbing for washing machine, tiled flooring, radiator, rear aspect window and patio doors leading out to the rear courtyard.

### Inner Hallway

Stairs to half landing and door to cloakroom/WC.

### Cloakroom/WC

Fitted with close coupled WC and small corner wash hand basin, tiled walls.





### **Split Level Landing**

Stairs from ground floor lead to a half landing area, stairs lead to an attractive split level landing with UPVC door leading out on to the flat roof of the kitchen. Although not currently supported for use, with some work this could offer a fantastic terrace space for the property. There is also a small fitted cupboard and access to the first floor

### **FIRST FLOOR LANDING**

Stairs leading to second floor and doors to bedrooms 1 and 2.

### **Bedroom 1**

11' 5" x 14' 4" (3.47m x 4.37m)

Large double bedroom with original cornicing, two front aspect windows, traditional fireplace, radiator and large walk in cupboard. Positioned next to bedroom two, this space offers great potential for conversion to an ensuite shower room for the principal room or to create a Jack and Jill shower room which would service both first floor bedrooms.

### **Bedroom 2**

9' 1" x 8' 7" (2.77m x 2.62m)

Double bedroom with window to rear offering partial sea views, cupboard housing the gas boiler and a radiator.



### **SECOND FLOOR LANDING**

Stairs to second floor via half landing with Velux rooflight and storage area. The second floor landing offers access to bedroom 3 and the family bathroom.

### **Bedroom 3**

11' 7" x 13' 9" (3.52m x 4.19m)

Large double bedroom with two large storage cupboards, radiator and front aspect window.





### **Bathroom**

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

Fitted with a four piece suite comprising low level WC, wash hand basin, panelled bath and corner shower cubicle with mains shower. Part tiled walls, part sloped ceiling with Velux window, radiator and laminate flooring.

### **ADDITIONAL INFORMATION**

#### **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.

#### **Services**

Mains electricity, gas, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

#### **Referral & Other Payments**

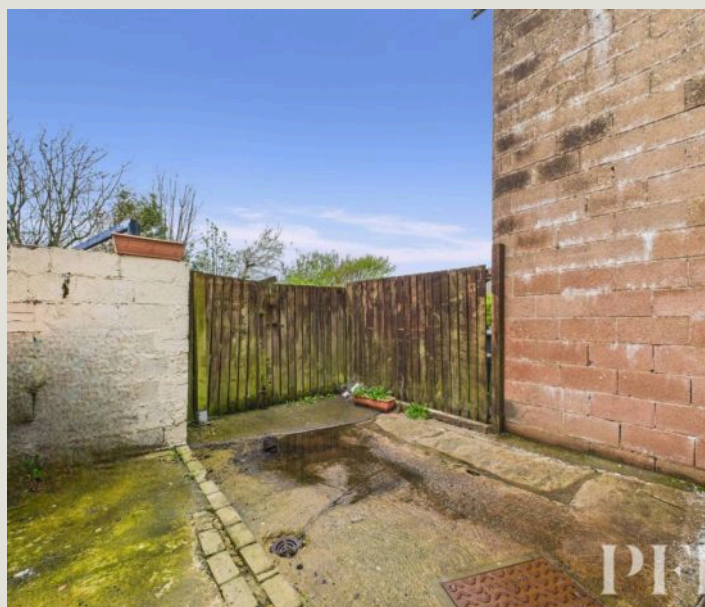
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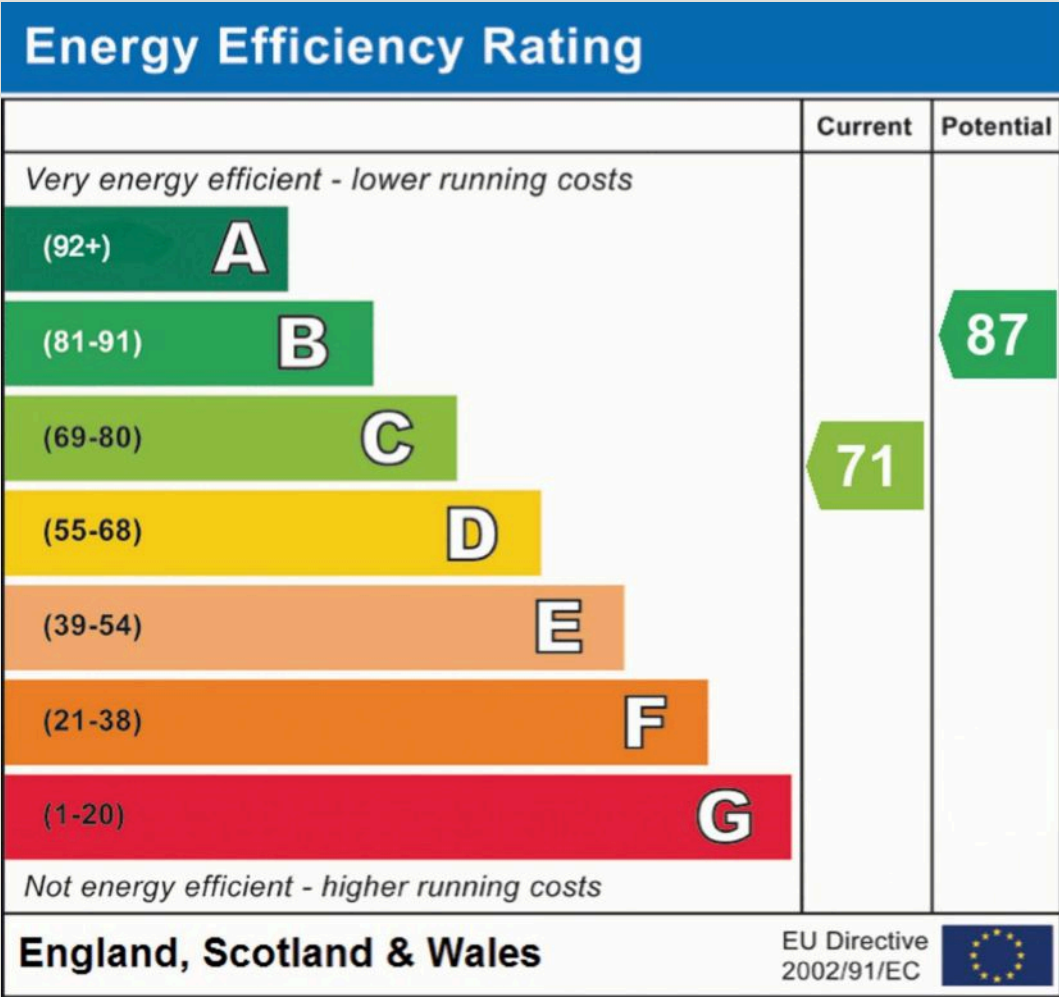




## REAR GARDEN

The property benefits from a low maintenance courtyard to the rear.









## PFK Estate Agency Cockermouth

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