



Dawson Croft, Sandwith, CA28 9UG

Guide Price **£650,000**

PFK

Dawson Croft

Constructed in 2016 and thoughtfully designed to mirror the traditional farmhouse style typical of the area, Dawson Croft blends charming character with high-quality contemporary interiors. Tucked away in the peaceful village of Sandwith, it offers the perfect balance of rural tranquility and convenient access to Whitehaven, Sellafield and the western Lake District.

Finished to an excellent standard throughout, the accommodation is spacious, versatile and absolutely ready to move into. A welcoming entrance porch opens to the hallway, with a stylish ground floor shower room. The heart of the home is a beautiful open-plan kitchen, complete with a central island unit and SMEG appliances, seamlessly flowing into a bright dining area and snug with a cosy wood burner and French doors to a landscaped patio. Beyond the snug, a spectacular reception room with a vaulted ceiling and full-height glazing frames breathtaking views over the grounds.

Practical touches include a large utility room and a boot room/home office, perfect for modern family life. Upstairs, a solid oak staircase leads to an open landing with a striking arched picture window. There are three double bedrooms, including a principal bedroom with fitted wardrobes and an en-suite, plus a contemporary family bathroom.



Sandwith, Whitehaven

Sandwith is a picturesque and historic coastal village located just outside Whitehaven, offering the perfect blend of village life and convenience. The area provides excellent access to the vibrant towns of Whitehaven, Egremont, and Sellafield employment centres, as well as the stunning natural beauty of the western Lake District. Sandwith is popular with outdoor enthusiasts, with beautiful coastal walks nearby and easy access to Ennerdale Valley. The world-famous Coast-to-Coast walking route also passes close by, offering exciting potential for tourism ventures.

Directions

The property can be located using either CA28 9UG or [What3words:///spouse.opinion.forkful](#)

- Outstanding modern country residence with approximately 9 acres of grounds
- Idyllic rural location in Sandwith village, close to Whitehaven, the western Lakes, and Coast-to-Coast route
- Designed in a traditional farmhouse style with high-specification contemporary interiors
- Three fully-fenced fields offering exciting potential for equestrian use, glamping ventures, or smallholding
- Beautifully landscaped gardens, orchard, and enchanting woodland walk linking the grounds
- Impressive vaulted reception room with full-height glazing showcasing spectacular countryside views





ACCOMMODATION

Entrance

Accessed via composite entrance door. Part pitched ceiling with Velux roof light, downlights and side aspect window. Opening into: -

Hallway

8' 10" x 5' 11" (2.70m x 1.81m)

Providing access to main reception areas and to ground floor shower room. Useful under stairs storage space and attractive, solid oak staircase to first floor accommodation.

Ground Floor Shower Room

8' 5" x 5' 11" (2.56m x 1.81m)

Fitted with modern, white, three piece suite comprising corner shower cubicle (mains plumbed shower), concealed cistern WC and wash hand basin set on floating vanity unit. Fully tiled walls, obscured, side aspect window, downlights, chrome laddered radiator and LVT flooring.

Dining Kitchen

14' 4" x 11' 11" (4.36m x 3.63m)

The real heart of the home. The kitchen has been superbly fitted with a range of contemporary wall and base units with complementary quartz work surfacing and stylish, matching island peninsula incorporating inset sink with mixer taps - which also provides informal dining space. High specification appliances include combination double oven/microwave/grill, induction hob with extractor fan above, dishwasher and under counter fridge. Downlights, chrome laddered radiator, rear aspect window and patio doors opening out to a paved patio seating area. LVT flooring runs throughout the room and continues into:-





Dining Room/Snug

10' 7" x 18' 6" (3.22m x 5.63m)

Bright dining space featuring further patio doors which also provide access to the rear patio area. Downlights, front aspect window and snug area with wood burning stove set in solid surround on contemporary hearth. Double, part glazed doors to: -

Lounge

14' 10" x 16' 0" (4.53m x 4.87m)

A stunning, light and airy, main reception room featuring pitched ceiling with four Velux rooflights. Tall, glazed windows, with additional feature glazing above, to side aspect wall which also encase patio doors giving access to an additional patio area at the side of the house - positioned to take advantage of views over the property's grounds and land. LPG stove set on contemporary slate hearth and four further windows to side elevations.

Utility Room

5' 11" x 11' 9" (1.80m x 3.57m)

Positioned adjoining the left of the kitchen. Fitted with a range of wall, base and full height units with complementary work surfacing incorporating stainless steel sink/drain unit with mixer tap. Space/power/plumbing for washing machine and tumble dryer and integrated Bosch larder fridge and larder freezer. Window to rear aspect, chrome laddered radiator and LVT flooring. Door to: -



Bootroom/Office

7' 0" x 8' 10" (2.13m x 2.69m)

With built in full-height units and shelving to one wall and ample space for home office furniture. Velux roof light, rear aspect window, LVT flooring and door providing access to the side of the property.



FIRST FLOOR

Landing

11' 1" x 7' 3" (3.39m x 2.22m)

An attractive staircase with feature arched window at half landing level and open balustrades up to main landing level. Radiator, storage cupboard and access to loft space (via pull-down ladder).

Principal Bedroom

10' 6" x 12' 0" (3.21m x 3.65m)

Principal, rear aspect, bedroom with downlights, radiator, built in wardrobes and door to: -

En Suite Shower Room

10' 6" x 3' 11" (3.21m x 1.20m)

Fully tiled en suite comprising shower enclosure (mains plumbed shower), close coupled WC and wash hand basin in large vanity storage unit. Window, chrome laddered radiator and LVT flooring.

Family Bathroom

9' 0" x 6' 2" (2.74m x 1.88m)

Fully tiled, modern bathroom fitted with white, contemporary suite comprising P-shaped bath with mains plumbed shower over and fitted side screen, close coupled WC and wash hand basin set in vanity storage units. Window, chrome laddered radiator and LVT flooring.

Bedroom 2

8' 11" x 11' 10" (2.73m x 3.61m)

Large, rear aspect, double bedroom with radiator and built in furniture.

Bedroom 3

11' 1" x 8' 5" (3.39m x 2.56m)

Rear aspect, double bedroom with radiator and built in furniture.



EXTERNALLY

The property is enveloped within beautifully maintained grounds creating an idyllic setting to perfectly complement the home. Formal gardens include a large, manicured lawn, an orchard complete with gated access, and a versatile potting shed – which is currently utilised as a home gym but equally suited for a variety of uses. A stunning patio adjoins the kitchen and snug providing an exceptional space for outdoor entertaining with a further stone patio accessible from the main reception room. Meticulously landscaped and planted with a vibrant mix of wild flowers and mature shrubbery the patio area at the rear of the property overlooks this perfect blend of beauty and tranquillity. In addition, a separate area of lawn presents exciting potential for future development (subject to necessary planning permission/consents).

Secure Gated Parking

A private, shillied lane leads directly to the front of the house providing ample parking for multiple vehicles in a sheltered and secure setting.

Detached Double Garage – with separate WC.

Paddocks & Woodland

The grounds extend to approx. 9 acres (3.64 ha) with three, fully fenced, well maintained fields/paddocks and a charming woodland walk weaving between them, ideal for families, equestrian pursuits or lifestyle ventures.

Outbuildings

A superb range of outbuildings further enhance the property including a detached double garage with separated WC – which could offer options for conversion (subject to consents). Two substantial agricultural barns, with power, light and water supply, offering considerable scope for a variety of uses.





ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage; biomass boiler supplying central heating and hot water; 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.

Council Tax - Band D

EPC Rating - B

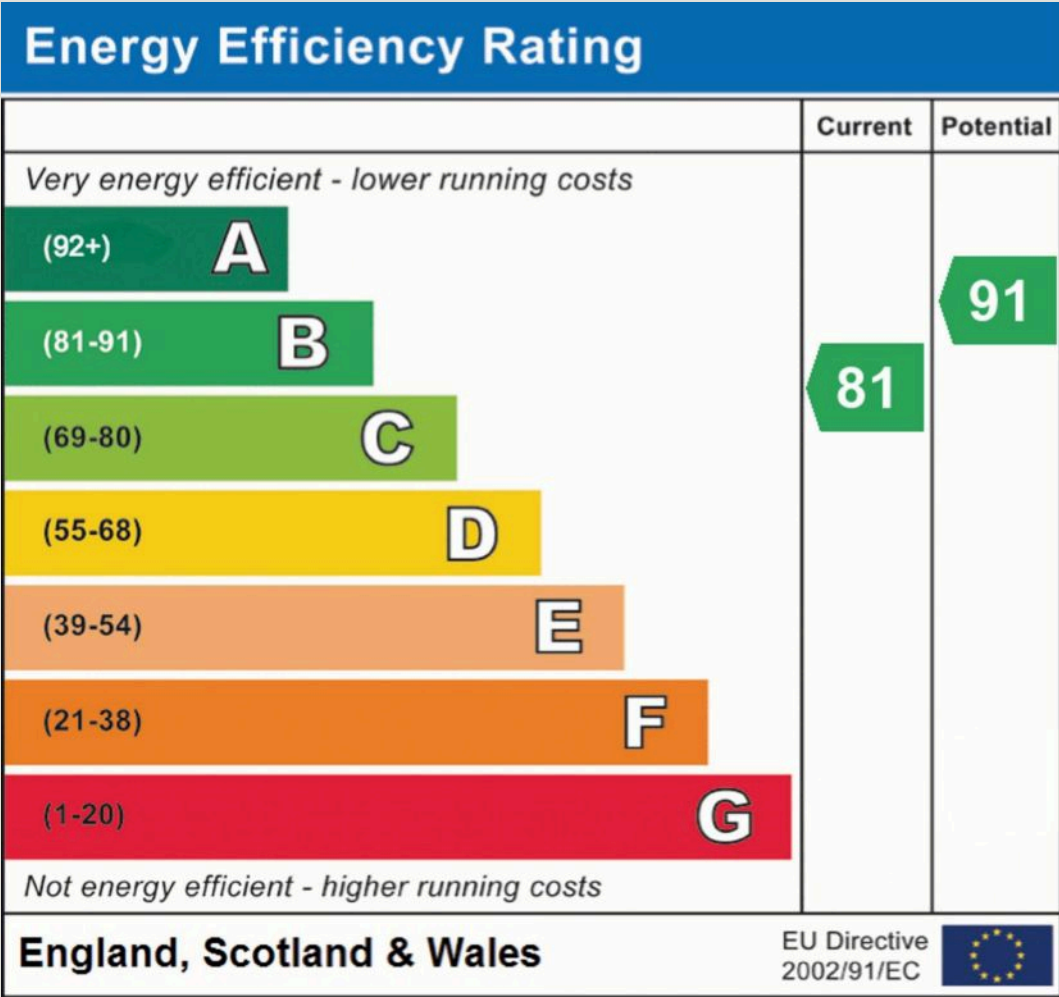
Tenure - St Bees Lease

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.

Local Occupancy Restriction

A light local occupancy restriction applies details of which can be obtained from PFK.







PFK

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