



3 Victoria Terrace, Whitehaven, CA28 8AB

Guide Price **£495,000**

PFK

The Property

Set proudly on Victoria Terrace in Whitehaven, this stunning early Victorian Grade II Listed townhouse is a truly rare find. With only three properties on the terrace, opportunities like this seldom arise, especially one so immaculately maintained and move in ready.

Blending classical Victorian architecture with sympathetic modern upgrades, this eight bedroomed home offers a remarkable amount of space over four floors. Elegant period features, such as ornate cornicing, original fireplaces, sash windows and an impressive central staircase, have been lovingly preserved throughout.

The welcoming ground floor begins with traditional double front doors opening into a vestibule and grand entrance hallway. A bay fronted lounge overlooks the front garden, while the second reception room opens out to the side courtyard. A contemporary dining kitchen sits at the heart of the home, complemented by a utility room and cloakroom/WC. Rising via the striking staircase, a half landing reveals a generous double bedroom and family bathroom. The main first floor hosts three further double bedrooms, two of which enjoy access to a side facing wrought iron balcony. A second half landing leads to a shower room and double bedroom, while the top floor provides an ensuite bedroom and two further doubles, ideal for growing families or multi-generational living.

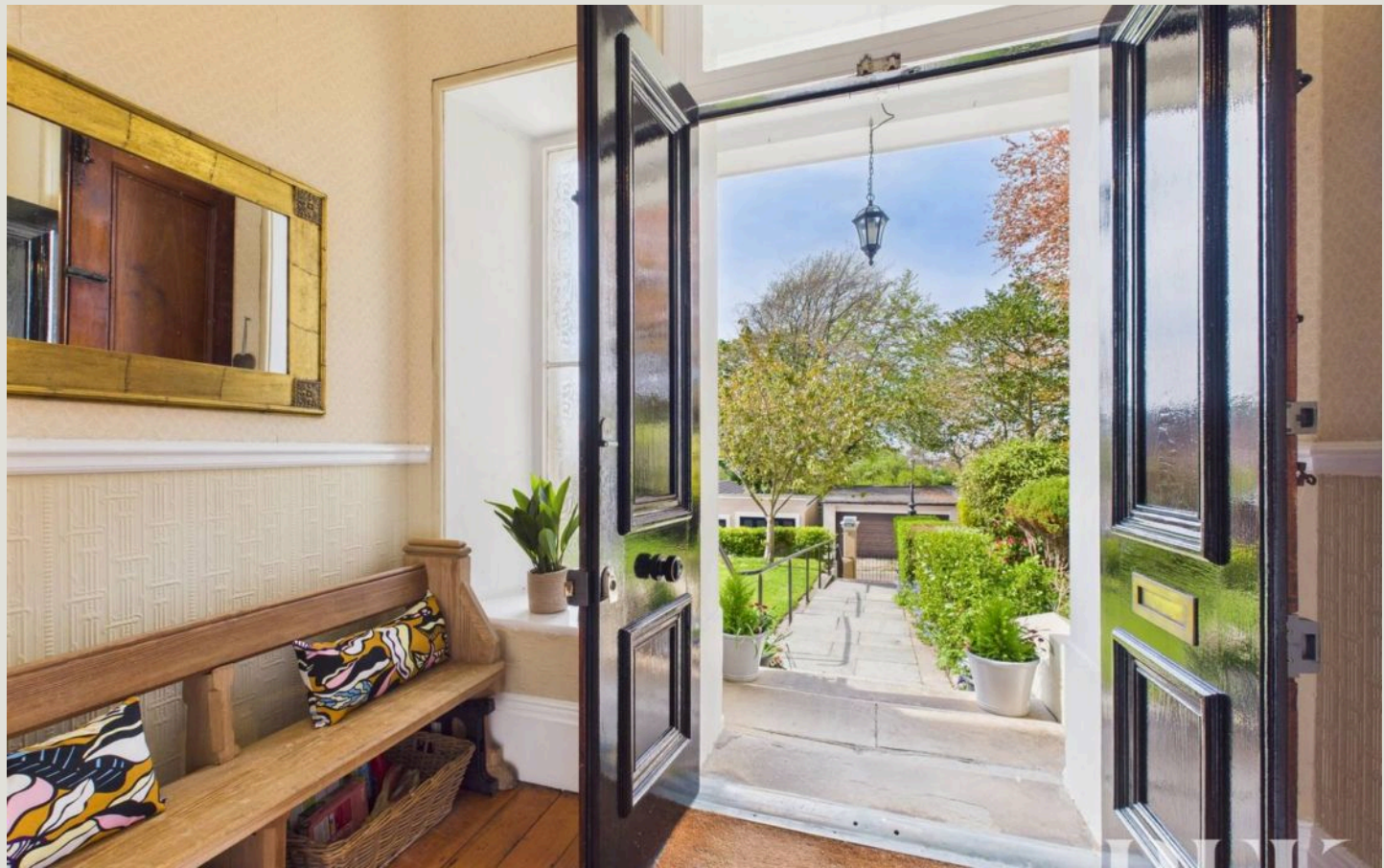


The Property continued

The large cellar spans the footprint of the house and is accessed internally or from the garden. Currently split into five rooms, including a boiler room, it offers excellent potential for conversion into a self-contained apartment or guest suite (subject to consents).

Outside, the home enjoys a mature lawned front garden, private courtyard for outdoor dining, and a further gravelled terrace to the rear – perfect for entertaining. Two garages to the front provide valuable offroad parking and storage.

Just a short walk from the town centre, this unique property offers the rare blend of central convenience, peaceful surroundings, and outstanding period charm, making it one of Whitehaven's most desirable townhouses.





The Location

Victoria Terrace is a distinguished address in Whitehaven, offering residents a blend of historical significance and modern convenience. The town centre, with its array of shops, restaurants, and cultural attractions, is just a brief walk away. Excellent transport links and proximity to reputable schools make this location highly desirable for families and professionals alike.

Council Tax: Band D

Tenure: Freehold

EPC rating D

Directions

This property is part of a Grade II listed terrace and can easily be found at No. 3, Victoria Terrace, Whitehaven, using the postcode CA28 8AB. Alternatively, you can use the What3Words location: [:///brushing.quickly.suggested](#) for precise directions.



ACCOMMODATION

Entrance Vestibule

Accessed via traditional, double wooden doors. With original cornicing and dado rail, exposed floorboards, part glazed wooden door with matching side panels and attractive stained glass panes over, leading into the entrance hallway.

Hallway

A generous and grand hallway with attractive intricate cornicing and dado rail, original staircase leading to the first floor with steps leading down to the basement level, exposed floorboards, radiator and doors leading to the ground floor rooms.

Reception Room 1

20' 4" x 18' 2" (6.21m x 5.53m)

A spacious and grand reception room with intricate, original cornicing and picture rail, original fireplace with wood surround housing inset wood burning stove, two radiators, and exposed wood floorboards. An attractive front aspect sliding sash window with original shutters overlooks the gardens and towards Whitehaven, with a glazed French window overlooking the courtyard.

Reception Room 2

18' 7" x 18' 4" (5.67m x 5.59m)

Currently utilised as a dining room, this is a spacious and beautiful reception room with intricate original cornicing, picture rail and ceiling rose, stunning, original feature fireplace, two radiators and exposed floorboards. A large sash window to the rear and a French window to the side, opening out on to a wrought iron balcony with steps leading down to the side courtyard.



Dining Kitchen

18' 7" x 12' 5" (5.66m x 3.79m)

A spacious dining kitchen, fitted with a range of contemporary, matching wooden wall, base and full height units, with complementary solid granite work surfacing, and matching central island unit with Belfast sink and central mixer tap. Range style cooker, space for inset full height fridge freezer, tiled splashbacks and space for a large dining table and chairs. Wood flooring, radiator, downlights, door to the utility room, and dual aspect windows to the side and rear.

Utility Room

4' 4" x 6' 3" (1.31m x 1.90m)

A side aspect room, fitted with a base unit with complementary work surfacing over and tiled splashback, plumbing for under counter washing machine, wood flooring, and wooden door giving access into the cloakroom/WC.

Cloakroom/WC

2' 7" x 6' 2" (0.80m x 1.88m)

Fitted with wash hand basin and close coupled WC, tiled splashbacks, radiator and wood flooring.

HALF LANDING

With access to bedroom 1 and the family bathroom, with the stairs continuing up to the main landing on the first floor.

Bedroom 1

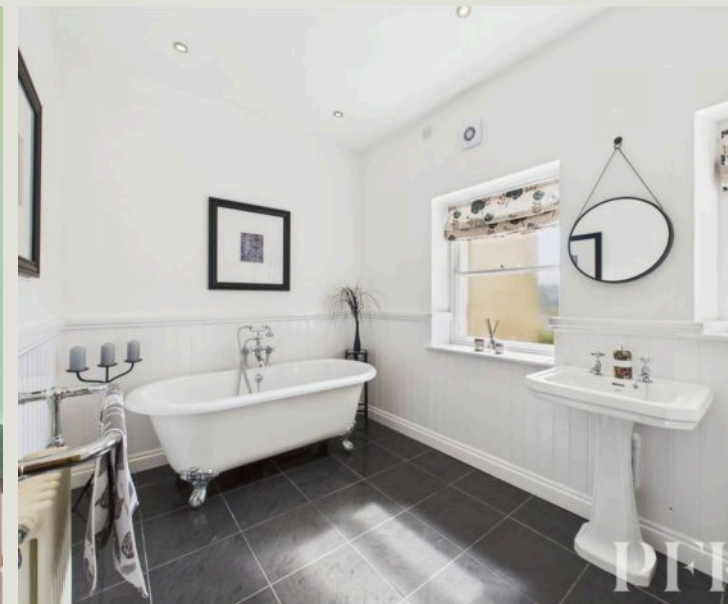
13' 5" x 17' 0" (4.10m x 5.17m)

A large double bedroom with side aspect sash windows and radiator.

Family Bathroom

11' 3" x 7' 8" (3.44m x 2.33m)

Fitted with a three piece, traditional white suite comprising low level WC, wash hand basin and freestanding rolltop bath with central mixer tap. Part wood panelled walls, traditional style radiator, recessed ceiling spotlights, tiled flooring, and twin obscured side aspect windows.



FIRST FLOOR LANDING

With original cornicing and dado rail, stairs to the second floor, large storage cupboard, radiator, and doors giving access to rooms on the first floor.

Bedroom 2

18' 9" x 18' 4" (5.71m x 5.58m)

A large, impressive double bedroom with original cornicing and traditional fireplace, two radiators, exposed wood flooring, large rear aspect window, and a French window to the side, giving access out on to a wrought iron balcony which enjoys far reaching views over Whitehaven.

Bedroom 3

20' 6" x 14' 4" (6.25m x 4.37m)

A spacious double bedroom with original cornicing, traditional fireplace, storage cupboard, radiator, and exposed wood flooring. An attractive bay window to the front with working shutters, enjoys views over Whitehaven, and a French window to the side leads out onto a wrought iron balcony providing fantastic, far reaching views over the town.

Bedroom 4

15' 7" x 13' 1" (4.76m x 3.99m)

A further double bedroom with original cornicing, traditional fireplace and exposed wood flooring, radiator and front aspect bay window with original working shutters.

HALF LANDING 2

With Velux rooflight and doors giving access to bedroom 5 and a shower room, with the stairs continuing up to the second floor.

Bedroom 5

15' 6" x 17' 6" (4.73m x 5.33m)

A large, dual aspect double bedroom with sash windows to the side and rear, radiator and traditional feature fireplace.



Shower Room

9' 10" x 5' 9" (2.99m x 1.75m)

Fitted with a three piece white suite comprising low level WC, wash hand basin and tiled corner shower cubicle with mains shower, heated towel rail and obscured side aspect window.

SECOND FLOOR LANDING

With large storage cupboard, radiator, loft access hatch and doors to bedrooms 6, 7 and 8.

Bedroom 6

15' 10" x 13' 8" (4.82m x 4.17m)

A spacious double bedroom with part sloped ceiling and Velux rooflight, useful under eaves storage, radiator and door to ensuite.

Ensuite Shower Room

11' 1" x 3' 10" (3.39m x 1.18m)

Fitted with a three piece suite comprising closed coupled WC, wash hand basin and tiled corner shower cubicle with electric shower.

Bedroom 7

12' 9" x 13' 6" (3.89m x 4.12m)

With part sloped ceiling and Velux rooflight, useful under eaves storage, feature fireplace and radiator.

Bedroom 8

11' 10" x 13' 5" (3.60m x 4.10m)

With part sloped ceiling, under eaves storage, radiator, and front aspect dormer window enjoying attractive views.



BASEMENT LEVEL

The basement can be accessed from the main house down a staircase from the entrance hallway, or also independently using a gated access at the rear of the property, with a path leading down to the basement. Currently divided into 5 rooms, the cellar offers considerable potential for a buyer to convert to a self contained apartment for use by a dependent relative perhaps, or even as a holiday letting venture/airbnb.

Basement Room 1

18' 0" x 16' 5" (5.48m x 5.00m)

With window and traditional quarry tiled flooring.

Basement Room 2

20' 5" x 8' 8" (6.23m x 2.63m)

Basement Room 3

13' 4" x 7' 9" (4.07m x 2.35m)

Basement Room 4

13' 5" x 9' 0" (4.10m x 2.75m)

Basement Room 5

11' 9" x 11' 4" (3.58m x 3.46m)

This room houses the central heating boiler for the property.





Garden

The property is accessed down a small lane from Front Corkickle, which is only used by a handful of neighbouring properties. Gated access with a pathway leads up to the front of the house and a walled, lawned garden to the front offers an attractive outlook. Gated side access leads into a courtyard area perfect for alfresco dining as well as a gravelled patio area perfect for entertaining.

The property also benefits from two garages, located over the small lane which provides access to the house. The garages both have double entrance doors (3m x 6.34m) and (2.99m x 6.28m), but currently have no power supply connected.

GARAGE

Double Garage



ADDITIONAL INFORMATION

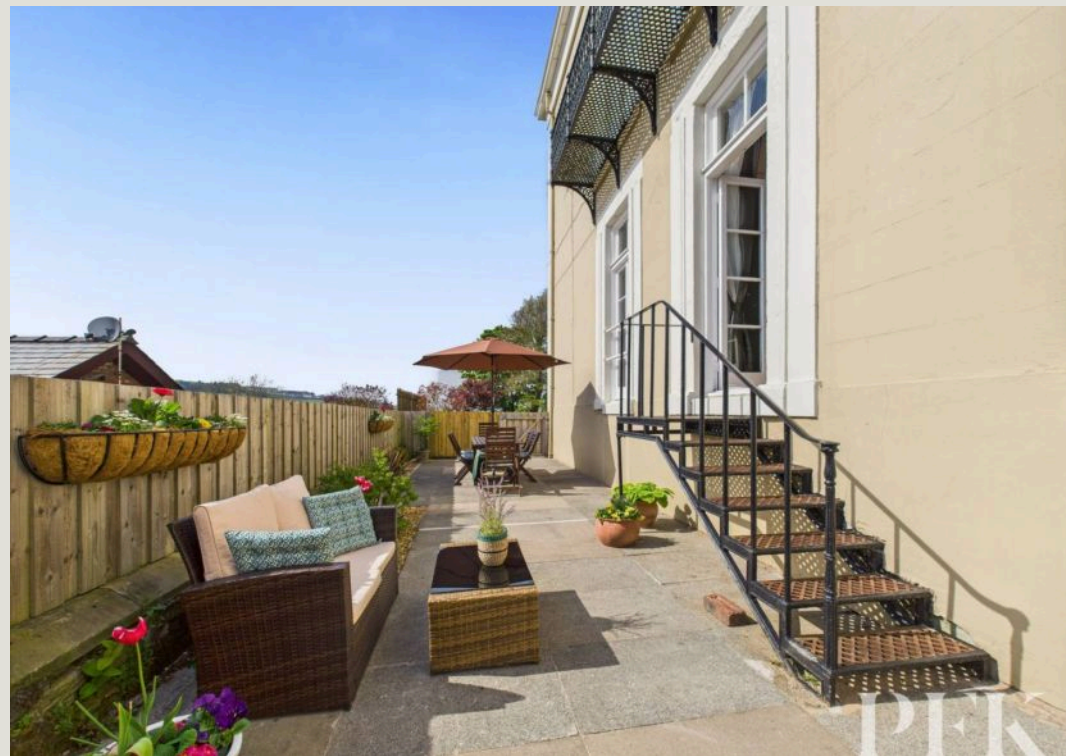
Services

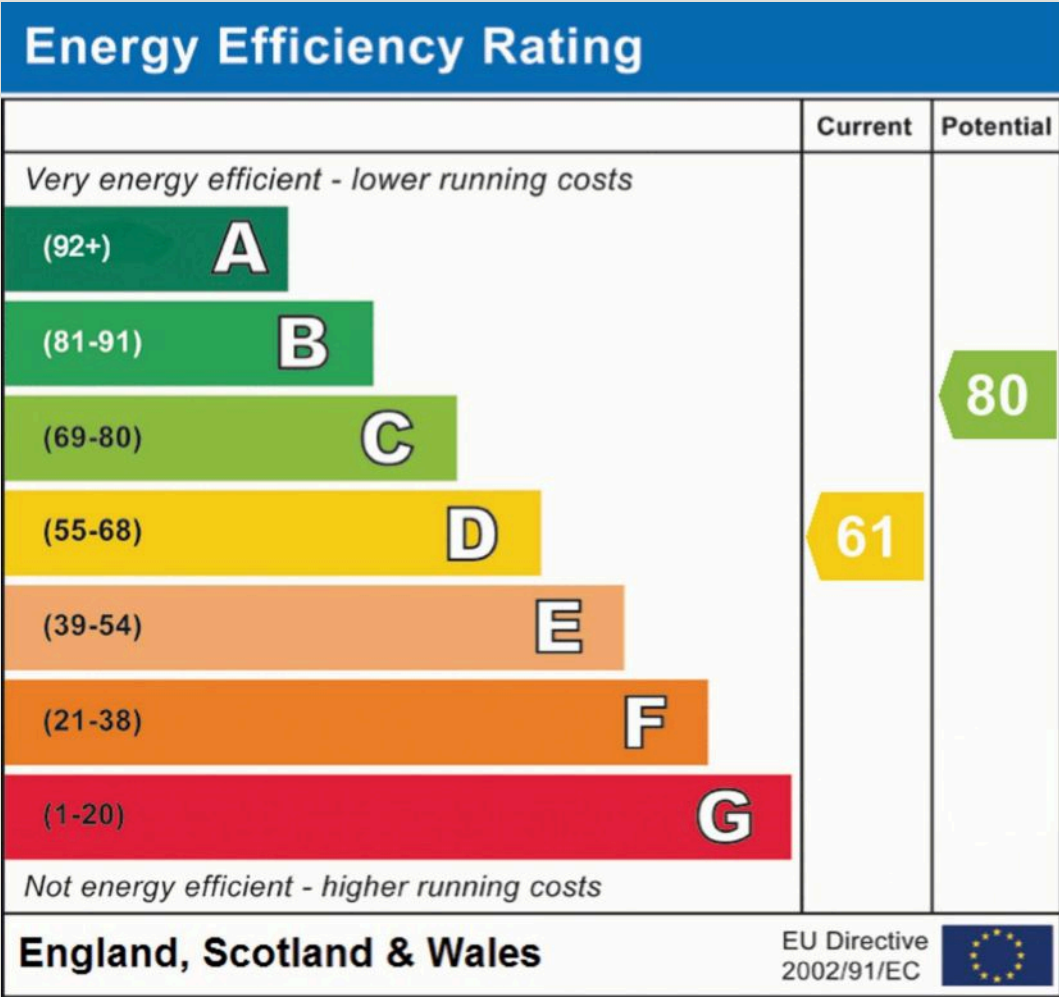
Mains gas, electricity, water & drainage. Gas central heating and single glazing installed. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

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 : Naphthens 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.









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