



Whinrigg, Nethertown Road, St. Bees, CA27 0AY

Guide Price £395,000

PFK



Set in a commanding position on the highly sought after Nethertown Road in the picturesque coastal village of St Bees, Whinrigg is a charming detached bungalow enjoying uninterrupted, far-reaching views across the Irish Sea and out toward the dramatic St Bees Head. This is an incredibly special home, peaceful, private, and occupying what can only be described as one of the best positions in the village.

Lovingly maintained by the same family for many years, Whinrigg offers buyers a wonderful opportunity to modernise and make their own mark in an unbeatable location. Whether you're looking to relocate to a quieter coastal setting, searching for a home with spectacular scenery, or hoping to downsize without compromising on lifestyle and outlook, this property truly delivers.

The accommodation is spacious and well-laid out, briefly comprising: entrance porch, central hallway, a generous lounge positioned to take full advantage of the incredible sea views, a separate dining room which flows into an orangery with patio doors opening to the side garden, and a traditional kitchen leading into a utility porch. There are three well-proportioned bedrooms, a modern shower room, and a separate W.C.

Externally, the grounds wrap around the home and have been beautifully established, with a large lawn to the front and tiered rockery gardens providing colour and character to the side and rear. There is driveway parking to the front and a garage beneath the property accessed via an electric roller door.

Presented to the market with no onward buying chain. Viewing is strongly recommended.







## St. Bees

St Bees is one of Cumbria's most desirable coastal villages, renowned for its dramatic sandstone cliffs, scenic beach, and charming atmosphere. The village offers a host of amenities including a primary school, railway station, local shops, pubs, and eateries. It is also the start of the famous Coast to Coast walk. Nethertown Road in particular is one of the most prestigious residential addresses in the village, elevated to provide expansive views and offering peace and privacy, yet still within easy reach of Whitehaven, Sellafield, and surrounding towns.

### Directions

Tenure: St Bees 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.

Council Tax band: D

EPC rating: TBC





## ACCOMMODATION

### Entrance Porch

Approached via obscured glazed UPVC entrance door. Wood flooring and glazed, wooden inner door with matching side panel leading to hallway.

### Hallway

Providing doors to accommodation and featuring built in storage cupboards to one wall. Coved ceiling, radiator and loft access via pull down ladder.

### Lounge/Diner

20' 10" x 11' 0" (6.36m x 3.35m)

Superbly positioned to take full advantage of the property's far reaching sea views from two large windows to the front elevation. Well proportioned reception room with ample space for lounge and separate dining area. Coved ceiling, gas fire set in wooden surround with complementary hearth and backplate, and low level radiators.

### Dining Room

9' 7" x 14' 7" (2.93m x 4.45m)

With coved ceiling, window to rear elevation, serving hatch and low level radiators. Opening to orangery with patio doors leading to a spacious patio at the side of the property, and further window offering views to the front gardens.

### Kitchen

8' 2" x 15' 11" (2.48m x 4.84m)

Rear aspect kitchen fitted with matching wall, base and full length units with complementary work surfaces incorporating sink and drainer. Electric oven integrated at eye level, electric hob, tiled splash backs, plumbing for dishwasher and tiled flooring.

### Rear Porch

4' 11" x 7' 3" (1.51m x 2.20m)

Space for freestanding fridge/freezer. Part glazed uPVC door leading out to the gardens.





**Bedroom 1**

10' 11" x 11' 4" (3.32m x 3.46m)

Double bedroom with large window offering far reaching sea views. Fitted furniture to one wall and low level radiator.

**Bedroom 2**

9' 0" x 9' 0" (2.74m x 2.75m)

Double bedroom with window offering sea views. Fitted wardrobes to one wall and low level radiator.

**Bedroom 3**

Rear aspect, double bedroom with fitted wardrobes and low level radiators.

**Shower Room**

5' 4" x 5' 8" (1.63m x 1.73m)

Fitted with traditional, two piece suite comprising walk in, PVC panelled shower enclosure (electric shower) and wash hand basin. Obscured window, tiled walls and tiled flooring.

**W.C**

5' 6" x 2' 6" (1.67m x 0.75m)

Fitted with low level WC. Obscured window and tiled walls.

**ADDITIONAL INFORMATION****Services**

Mains electricity, gas, water & drainage; gas central heating; 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.







## EXTERNALLY

### Garden

The property is framed to the front by an immaculately maintained lawned garden, complemented by vibrant floral borders, mature shrubbery, and carefully curated rockeries that provide year-round colour and interest—all set against a stunning coastal backdrop with far-reaching views across the Irish Sea. A gated pathway leads around to the side, opening onto a beautifully paved patio area, an idyllic space for al fresco dining, enhanced by further well-established, lovingly maintained rockery gardens. Stone steps give access to a pathway that continues behind the rockeries, creating a peaceful, private setting that seamlessly blends natural beauty with usable outdoor living space.

### Driveway Parking

There is driveway parking available to the front of the property for two cars.

### Single Garage

A single garage, with electric roller door, is located underneath the property and provides a single parking space.









Floor -1

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Approximate total area<sup>(1)</sup>  
1200 ft<sup>2</sup>  
111.5 m<sup>2</sup>



Floor 0

(1) Excluding balconies and terraces

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 are based on RICS SPMS 3C standard.

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