



Whin Rigg, Nethertown Road, St. Bees, CA27 0AY

Guide Price £375,000

PFRK



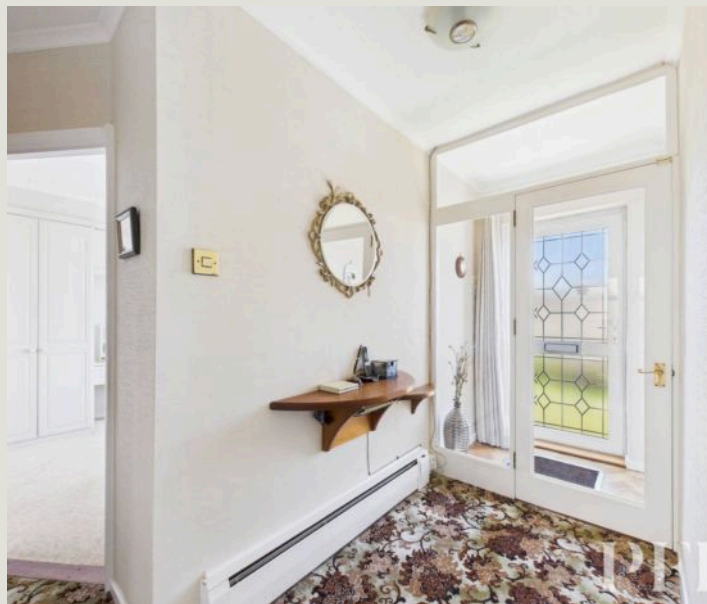
# Whin Rigg, Nethertown Road

## The Property:

Set in a commanding position at the head of a quiet cul-de-sac on the highly sought after Nethertown Road in the picturesque coastal village of St Bees, Whin Rigg is a charming detached bungalow enjoying uninterrupted, far reaching views across the Irish Sea to the Isle of Man and out towards 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, Whin Rigg 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 and sunsets, a separate dining room which flows into an orangery with patio doors opening to the side garden, patio and rose garden, and a traditional kitchen leading into a utility porch. There are three well proportioned bedrooms, a modern shower room, and a separate WC.





# Whin Rigg, Nethertown Road

## The property continued....

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.

- **Detached 3 bed bungalow in a prime coastal location**
- **Breathtaking, uninterrupted views of the Irish Sea & St Bees Head**
- **Sought after Nethertown Road postcode – incredibly rare to the market**
- **Lovingly maintained with excellent potential for modernisation**
- **Mature wraparound gardens, private driveway, & integral garage**
- **No onward buying chain**
- **Tenure: Leasehold; Council Tax: Band D; EPC rating E**







## Whin Rigg, Nethertown Road

### Location & directions:

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.

### About St Bees

Whin Rigg sits on the southern edge of the picturesque coastal village of St Bees, only a short walk from its sandy beach and a 30 minute drive from the western reaches of the Lake District and its fells. St Bees boasts a Post Office and village shop, several pubs, golf course and historic Priory and sits on the Cumbrian Coast Line, whilst the nearby towns of Egremont and Whitehaven provide access to larger shops and other amenities. It's Village Primary School and independent fee-paying secondary St Bees School are both highly regarded and only a 10 minute walk through the village.

### Directions

The property can be located using either CA27 0AY or What3words///superbly.contents.pothole





## 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, low level 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

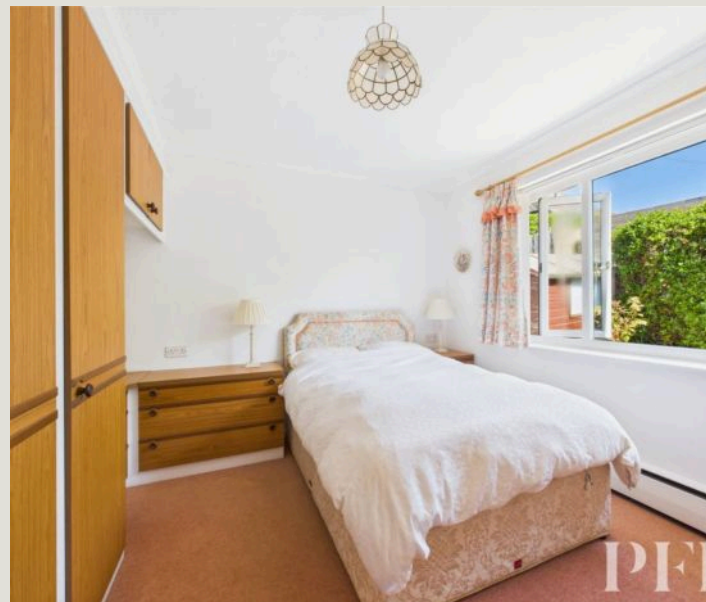
9' 7" x 14' 7" (2.93m x 4.45m)

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 pop-up breakfast table and complementary work surfaces incorporating sink and drainer. Electric oven integrated at eye level, electric hob, boiler, tiled splashbacks, plumbing for washer and dishwasher and tiled flooring.



**Rear Porch**

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

Useful utility porch with space for freestanding fridge/freezer. Part glazed UPVC door leading out to the rear gardens.

**Bedroom 1**

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

Double bedroom with large window offering far reaching sea views across the front gardens. 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 views of the front gardens and the sea. 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.







## 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

#### 2 Parking Spaces

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

### GARAGE

#### Single Garage

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









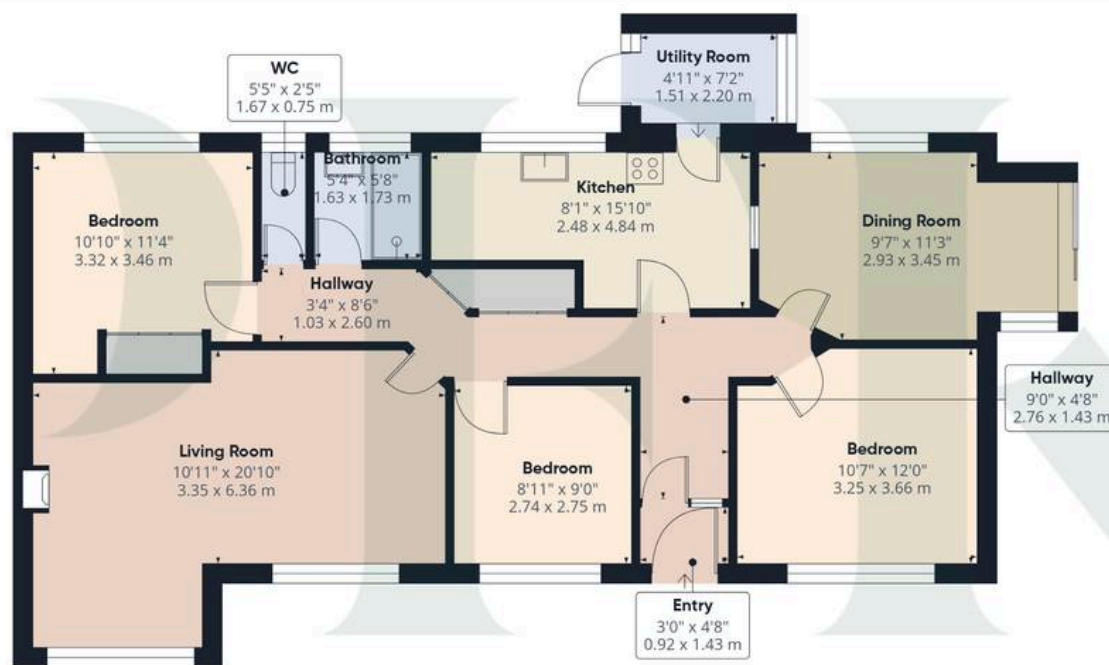


Floor -1

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 IPMS 3C standard.

GIRAFFE 360



ADDITIONAL INFORMATION

Services

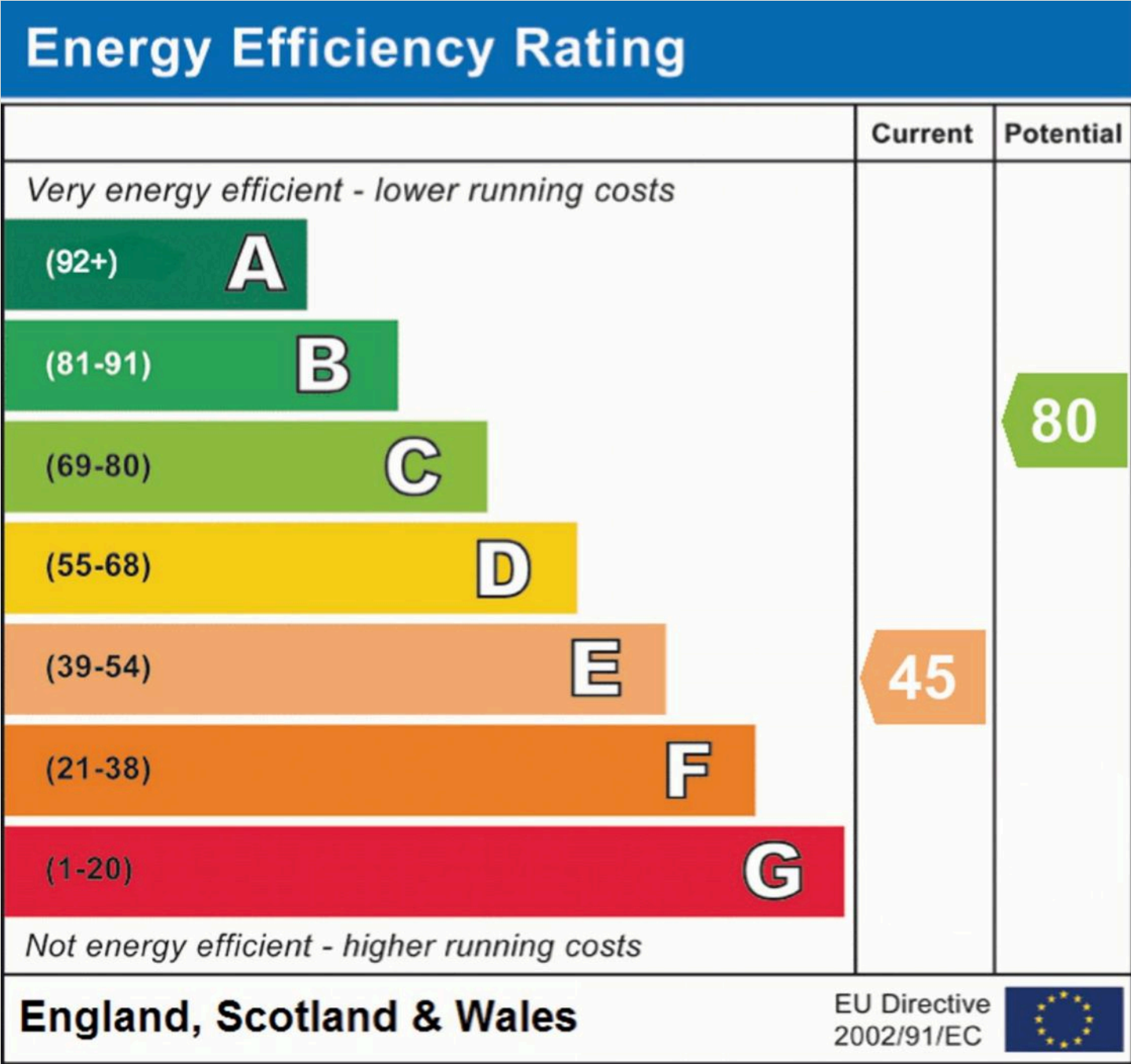
Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working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

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.

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. Anty Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.







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