



33 Fairladies, St. Bees, CA27 0AR

Guide Price £469,950

PFK

33 Fairladies

The Property

A superb opportunity to acquire a beautifully maintained four bedroom detached home in the highly sought after Fairladies Estate, St Bees. Enjoying views over the nearby golf course and out towards the Irish Sea, this spacious and well designed property offers an ideal layout for family life or those looking to relocate to a quieter coastal setting.

The ground floor is thoughtfully arranged, beginning with a bright entrance hallway and an eye-catching galleried landing. The generous lounge features a contemporary fireplace and opens into a formal dining room with patio doors leading directly out to the garden. A modern dining kitchen with breakfast bar also benefits from garden access, making it perfect for both entertaining and everyday family use. A useful ground floor cloakroom/WC adds to the convenience.

Upstairs, the galleried landing leads to four well proportioned bedrooms. The principal bedroom enjoys an ensuite shower room, while the remaining bedrooms are served by a stylish four piece family bathroom. Ample storage is provided by a large double cupboard on the landing, ensuring space and functionality throughout.

Externally, the home boasts a driveway for two vehicles, an integral garage, and a large enclosed lawned garden, ideal for children, pets, or simply relaxing outdoors. The peaceful setting, combined with nearby coastal paths, beach access, and excellent local amenities, makes this a truly special place to call home.





33 Fairladies

The Location & Directions

Fairladies Estate is a quiet, well regarded development located in the picturesque coastal village of St Bees. The area is known for its peaceful atmosphere, well kept surroundings, and easy access to local amenities. The beach is just a short walk away, as are scenic coastal paths and the St Bees Golf Club. The village offers a primary school, pubs, a convenience store, and the renowned St Bees School for all age education. St Bees railway station provides direct services to Carlisle, Barrow-in-Furness, and beyond - making this an excellent base for commuters and families alike.

Directions

The property can be located using either CA27 0AR or [What3words/CA27 0AR](https://www.what3words.com/CA27_0AR) or [What3words/CA27 0AR](https://www.what3words.com/CA27_0AR)



- 4 bed detached family home
- Well located on the popular Fairladies estate in St Bees
- Close to the beach & village amenities incl highly regarded schools
- Perfect for families or relocation
- Driveway, garage & large enclosed gardens
- Tenure: Leasehold
- Council Tax: Band E
- EPC rating TBC

ACCOMMODATION

Entrance Hallway

Bright and spacious entrance hallway with stunning galliered landing, approached via composite door, stairs leading to first floor with useful storage cupboard below, radiator, laminate flooring and doors to accommodation.

Lounge

16' 5" x 13' 5" (5.01m x 4.08m)

Large lounge with window to front offering partial sea views, gas fire set in contemporary surround with matching hearth and backplate, coved ceiling, radiator. Opening to the dining room.

Dining Area

12' 0" x 10' 10" (3.65m x 3.31m)

Coved ceiling and patio doors leading out to the rear gardens.

Dining Kitchen

9' 8" x 22' 3" (2.95m x 6.77m)

The kitchen is fitted with a range of solid wood matching wall and base units, with contrasting work surfacing and matching breakfast bar unit, 1.5 bowl stainless steel sink and drainer. Integrated appliances including electric oven, gas hob with extractor over, fridge/freezer and dishwasher, tiled splashbacks. A large window to the rear overlooks the gardens, there is a large storage cupboard and tiled flooring opening to a dining area with radiator and patio doors leading out to the gardens.

Cloakroom/WC

6' 2" x 2' 11" (1.87m x 0.90m)

Fitted with low level WC, wash hand basin, radiator, part tiled walls and feature tile effect flooring.



FIRST FLOOR LANDING

Stunning galleried landing with part sloped ceiling, Velux window, loft access, large double storage cupboard housing the boiler, laminate flooring and doors to bedrooms and bathroom.

Principal Bedroom

18' 10" x 10' 10" (5.74m x 3.31m)

Large double bedroom with dormer window to front elevation, downlights, radiator and door to ensuite shower room.

Ensuite Shower Room

4' 6" x 7' 10" (1.36m x 2.39m)

Fitted with traditional white suite comprising low level WC, wash hand basin and large shower enclosure with mains shower. Downlights, obscured window and radiator.

Bedroom 2

9' 2" x 8' 10" (2.80m x 2.68m)

With radiator, and rear aspect window overlooking the garden.

Bedroom 3

10' 7" x 13' 1" (3.23m x 3.99m)

Good sized double bedroom with window to rear overlooking the gardens, and radiator.

Family Bathroom

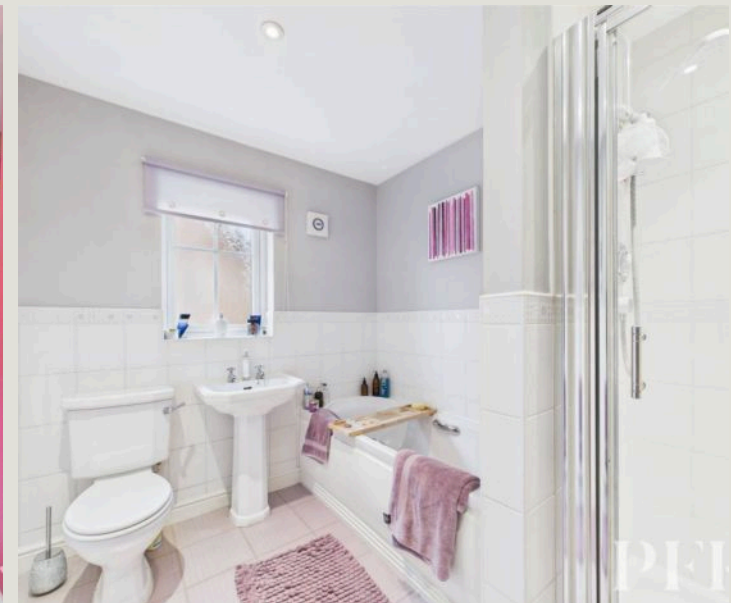
7' 2" x 9' 2" (2.18m x 2.80m)

Fitted with four piece suite comprising low level WC, wash hand basin, panelled bath and tiled shower enclosure. Downlights, part tiled walls, radiator and obscured window.

Bedroom 4

10' 5" x 13' 6" (3.17m x 4.11m)

Double bedroom with window to front offering sea views, and a radiator.





EXTERNALLY

Front Garden

There is an area of lawn to the front of the property, with a well stocked rockery garden and steps leading to the front of the property.

Rear Garden

The property benefits from a large enclosed garden to the rear. Mainly laid to lawn with a section of patio, the garden is fully enclosed and great for families and children to enjoy.

DRIVEWAY

2 Parking Spaces

There is a paved driveway to the front of the property for 2 cars.

GARAGE

Single Garage

There is a large garage with up and over door, power and light.



ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas fired central heating and double 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.

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.

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







Floor 0



Floor 1

Approximate total area⁽¹⁾

1639 ft²

152.5 m²

Reduced headroom

16 ft²

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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.

GIRAFFE360



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