



## Abbots Barn, Abbey Farm, St Bees, CA27 0DY

Fixed Price £430,000

**PFK**

# Abbots Barn, Abbey Farm

## The Property:

An exceptional four-bedroom barn conversion, forming part of the highly regarded Abbey Farm development in the coastal village of St Bees. This distinguished home offers a rare combination of character, scale, and flexibility, set within an exclusive courtyard setting just a short distance from the beach. Designed to accommodate a variety of lifestyles, it presents an outstanding opportunity for families, those relocating to the area, or purchasers seeking a unique residence in a beautiful coastal location.

Arranged across three floors, the accommodation is both generous and adaptable. The lower ground floor features a double garage, two utility areas, and a cloakroom, with excellent potential to create ancillary accommodation or a dedicated work or leisure space. Two staircases lead to the principal living areas, which include an elegant sitting room, a sunroom with warm roof, a formal dining room opening to the garden, a well proportioned kitchen, and a cloakroom. The first floor hosts a spacious principal bedroom with ensuite bathroom, three further bedrooms, and a family bathroom, all arranged to provide comfortable family living.

Externally, the property enjoys driveway parking, a double garage, and a further single garage, together with an attractive walled garden offering both privacy and space for outdoor enjoyment. With its coastal charm, excellent village amenities, and convenient access to the railway station and surrounding employment centres, this is a truly distinctive home in one of west Cumbria's most desirable settings.





## Abbots Barn, Abbey Farm

### Location & directions:

St Bees is a highly sought after coastal village famed for its stunning beach, scenic walks, and welcoming community. The village offers excellent local amenities, a primary school, pubs, and a railway station providing direct connections to Whitehaven, Workington, and Carlisle, as well as south to Barrow. Its beautiful setting makes it ideal for families and professionals alike, offering both tranquility and convenient commuting options. The nearby seaside and the dramatic St Bees Head cliffs make this a truly special place to call home.

### Directions

The property can be located on Abbey Farm using either CA27 0DY or [What3Words///copies.plums.bidder](https://www.what3words.com/copies.plums.bidder)



- No onward chain
- Unique 4 bed barn conversion in the popular Abbey Farm development
- Coastal village setting near the beach, schools, and train station
- Perfect for families or relocation
- Double garage and driveway
- Flexible living accommodation over 3 floors
- EPC rating D
- Tenure: Freehold
- Council Tax Band F

## ACCOMMODATION

### Dining Room

19' 11" x 12' 0" (6.07m x 3.67m)

Approached via wooden door. Bright dual aspect room with window to front and French doors to the rear offering access to the gardens, radiator, door to the kitchen and opening to the inner hallway.

### Inner Hallway

Stairs from the hallway lead to the first floor accommodation with storage cupboard below. Window to front elevation, door to lounge and further door giving access to a ground floor WC.

### WC

5' 11" x 2' 8" (1.81m x 0.81m)

Fitted with concealed cistern WC and small wash hand basin set on high gloss vanity unit, fully tiled walls.

### Lounge

19' 5" x 13' 7" (5.92m x 4.13m)

A large reception room with striking fireplace and open fire, French doors with 2 steps leading into the sun room.

### Sun Room

10' 6" x 13' 3" (3.20m x 4.04m)

Dwarf wall construction with windows to side and rear elevation, patio doors leading out to the gardens. Stairs lead down to the lower ground floor.

### Kitchen

12' 5" x 16' 3" (3.78m x 4.95m)

The kitchen has been recently fitted with a range of matching contemporary wall and base units, with complementary work surfacing incorporating a traditional Belfast sink. Double electric oven integrated at eye level, gas hob and dishwasher. Downlights, window to rear elevation, part glazed UPVC door leading out to the gardens, stairs lead down to the lower ground floor level.



## FIRST FLOOR LANDING

Window to front elevation, radiator, loft access, doors to bedrooms and bathroom.

### Principal Bedroom

14' 3" x 14' 1" (4.34m x 4.29m)

Large double bedroom with window to rear offering superb views over St Bees Abbey and village, radiator, fitted wardrobes, and door to ensuite.

### Ensuite Bathroom

12' 2" x 4' 11" (3.70m x 1.49m)

Fitted with traditional 4 piece suite comprising low level WC, wash hand basin, bidet and wood panelled bath with tiled splashbacks, part sloped ceiling with exposed timber, window.

### Bedroom 2

10' 2" x 8' 0" (3.10m x 2.44m)

Window to rear, wash hand basin, large storage cupboard.

### Bedroom 3

10' 3" x 8' 1" (3.12m x 2.47m)

Window, large storage cupboard, radiator.

### Family Bathroom

4' 11" x 11' 9" (1.51m x 3.59m)

Fitted with traditional 3 piece suite incorporating low level WC, wash hand basin and wood panelled bath, window to front and radiator.

### Bedroom 4

14' 9" x 12' 0" (4.50m x 3.65m)

Large double bedroom, currently utilised as a study, with window to rear, feature fireplace, storage cupboard and radiator.



## LOWER GROUND FLOOR LANDING

Radiator, door to utility room.

### Utility Room

6' 8" x 10' 4" (2.04m x 3.15m)

Fitted with base units with stainless steel sink and drainer, space for fridge/freezer and tumble dryer, doors to wine cellar and garage.

### Store Room

4' 10" x 10' 9" (1.47m x 3.27m)

Currently utilised as a wine cellar.

### Double Garage

Positioned between the utility rooms, the lower ground floor offers fantastic potential to be converted to provide ancillary accommodation for a dependent relative or holiday let (subject to planning permission being obtained). The garage benefits from an electric door.

### Utility Area

Stairs lead back up to the ground floor accommodation, with access from here to a WC.

### WC

4' 0" x 5' 4" (1.21m x 1.63m)

Fitted with low level WC and Belfast sink, tiled splashback and window.





## EXTERNALLY

### Garden

The property benefits from attractive rockery gardens to the front, creating a welcoming and visually appealing entrance. To the rear, a beautifully enclosed walled garden features a well maintained lawn and thoughtfully stocked perennial borders, providing a private and tranquil outdoor retreat, perfect for entertaining.

### Driveway

1 Parking Space

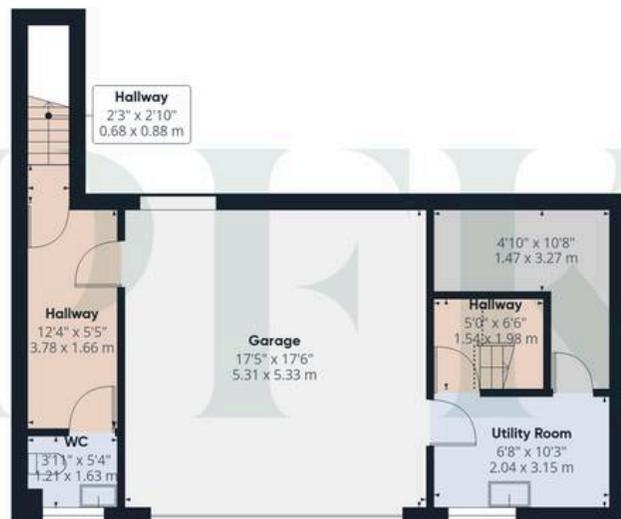
The property benefits from driveway parking to the front.

### Double Garage

2 Parking Spaces

There is an integral double garage below the main living accommodation, with stairs leading up to the ground floor.





Floor -1



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

2295 ft<sup>2</sup>  
213.3 m<sup>2</sup>

**Reduced headroom**

18 ft<sup>2</sup>  
1.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

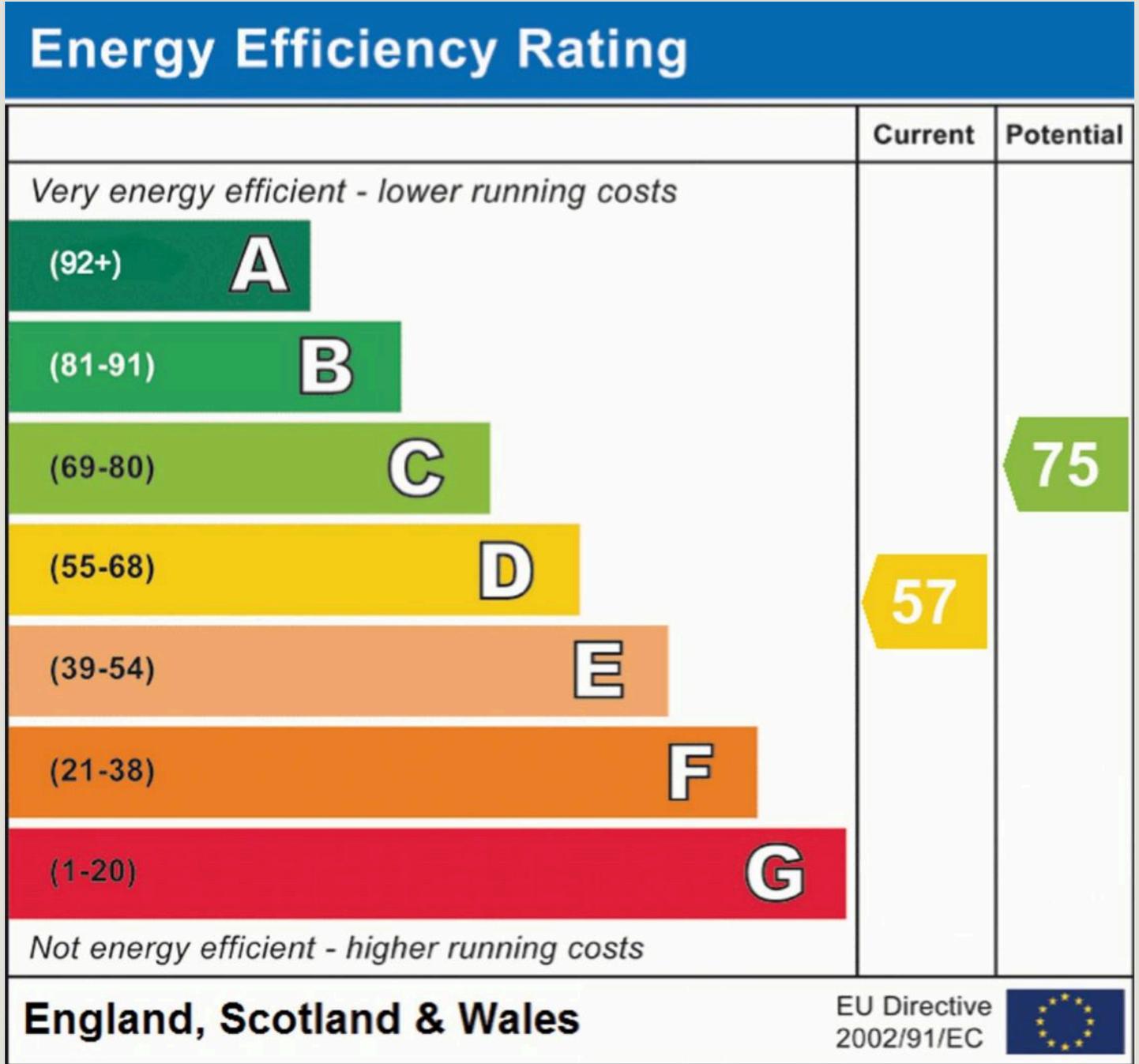
**ADDITIONAL INFORMATION**

**Services**

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

**Referral & Other Payments**

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase. Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only. Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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