



64 Main Street, St. Bees, CA27 0AD

Guide Price £145,000

PFK

64 Main Street

The Property:

Nestled in the heart of the sought after coastal village of **St Bees**, this charming **one bedroom terraced cottage** offers the perfect blend of character, comfort, and convenience. Recently refurbished throughout, the property features a modern open-plan living and kitchen area, a bright sunroom with French doors to the rear, and a spacious double bedroom upstairs. With a brand new, unused kitchen and a stylish shower room, this home is ready to enjoy from day one, an ideal choice for a first time buyer, a professional working locally, or anyone looking for a low maintenance coastal retreat or holiday let.

A particular highlight for a property on Main Street is the **generous rear garden**, offering a good sized lawn and plenty of potential for landscaping or creating an outdoor entertaining space. Offered **with no onward chain**, this attractive cottage combines modern comfort, outdoor space, and a convenient village location, making it well worth an early viewing.

- **Tenure: St Bees Leasehold**
- **EPC Rating: D**
- **Council Tax Band A**





64 Main Street

Location & directions:

Located on Main Street, this cottage enjoys a convenient central position in St Bees, one of west Cumbria's most attractive and historic coastal villages. Local amenities are just a short walk away, including a village shop, pubs, cafés, a post office, and the renowned St Bees beach and coastal path. The railway station, only minutes from the door, offers direct services to Whitehaven, Workington, and Carlisle to the north, and to Sellafield and Barrow-in-Furness to the south, making it ideal for commuters. Sellafield and other major local employment centres are within easy reach by rail or road, while the surrounding area offers access to the Lake District National Park, coastal walks, and outdoor leisure opportunities.

Directions

The property can be located on the main street, using either CA27 0AD or [What3words///belong.offerings.evaded](https://www.what3words.com/#!/en/64-main-street-st-bees-cumbria)



ACCOMMODATION

Lounge

9' 5" x 10' 0" (2.86m x 3.05m)

A UPVC entrance door gives access into a open plan lounge/kitchen. The lounge area is cosy with window to front, wooden flooring and a radiator. Opening to kitchen.

Kitchen

8' 1" x 9' 9" (2.47m x 2.98m)

Newly fitted contemporary kitchen fitted with range of matching base units, with contrasting work surfacing incorporating circular stainless steel sink. A good sized breakfast bar provides a sociable dining space. Electric oven, hob and extractor. Wooden flooring, stairs leading to first floor accommodation, window to rear elevation and glazed door leading to sun room at the rear of the property.

Sun Room

6' 3" x 10' 3" (1.91m x 3.13m)

With polycarbonate roof and patio doors leading out to the rear. Currently utilised as a laundry room.

FIRST FLOOR

Bedroom

9' 9" x 9' 7" (2.97m x 2.91m)

Large double bedroom positioned at the front of the property with lovely views, and radiator.

Shower Room

7' 4" x 6' 4" (2.24m x 1.92m)

Fitted with white 3 piece suite comprising close coupled WC, wash hand basin and corner shower enclosure with mains shower. PVC panelled walls, storage cupboard and window to rear.





EXTERNALLY

Garden

There is a large garden to the rear of the property, which can be accessed via a path and up some steps from the sun room. The garden includes a large section of lawn and provides a great blank canvas for the purchaser to create a beautiful outdoor space to enjoy.

ON STREET

1 Parking Space

Unallocated on street parking is available on the main street.





Floor 0



Floor 1

Approximate total area⁽¹⁾

397 ft²

36.9 m²

Reduced headroom

1 ft²

0.1 m²

(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.

GIRAFFE360

ADDITIONAL INFORMATION

St Bees Leasehold

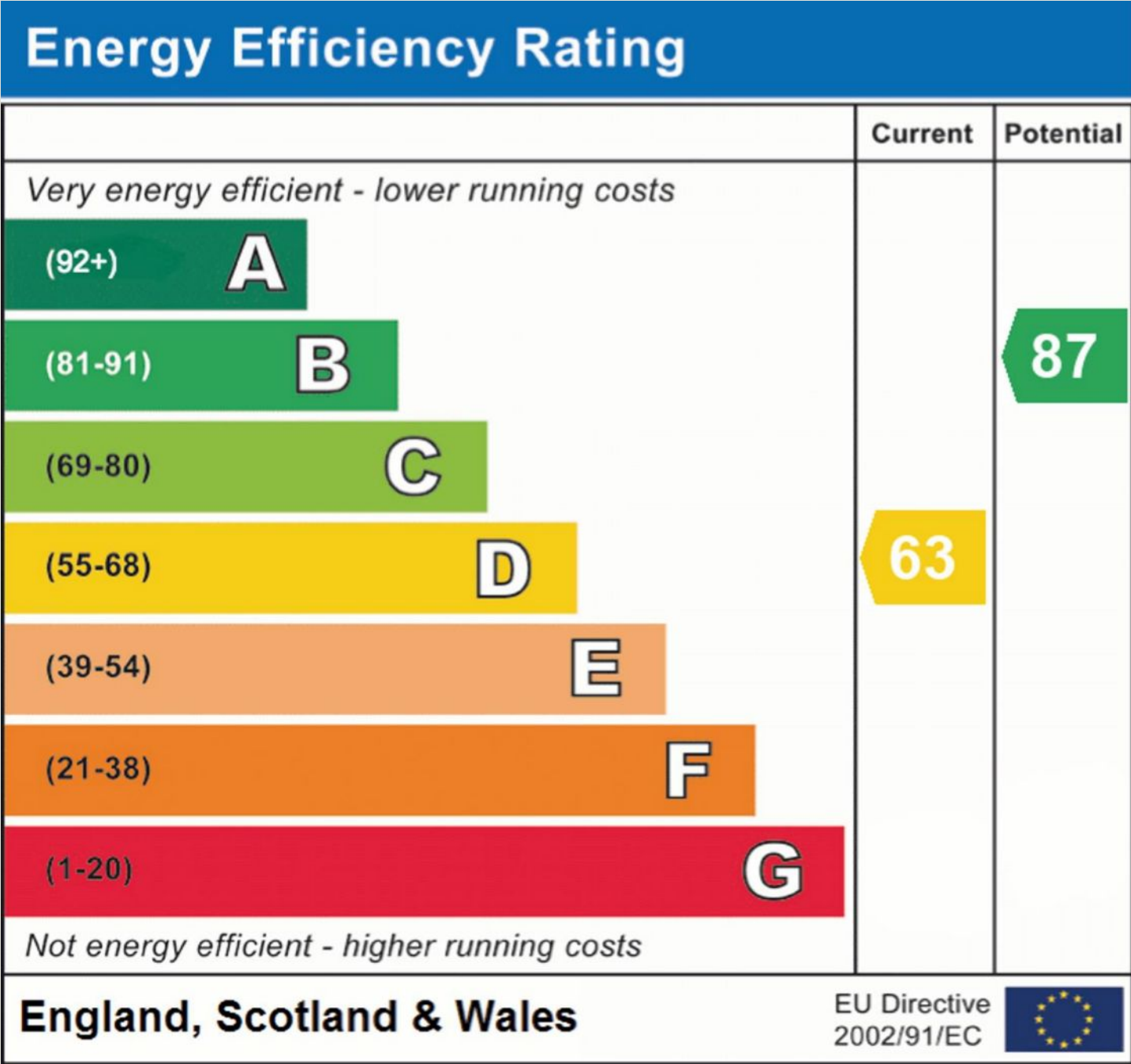
The property is Leasehold – this is a historic 1000 year St Bees lease with no ground rent/service charge payable

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 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.





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