



2 Bank End, Bigrigg, CA22 2TX

Guide Price **£160,000**

PFK

2 Bank End

The Property:

Nestled between the charming villages of Bigrigg and St Bees, this delightful terraced cottage offers the perfect blend of countryside tranquillity and coastal charm. Set along a quiet lane with only a handful of neighbours, the property enjoys uninterrupted views across open fields both to the front and rear, creating a wonderful sense of peace and privacy. The cosy lounge features a beautiful exposed sandstone fireplace with a log burner, while the modern kitchen is well presented and thoughtfully designed for comfortable everyday use.

Outside, the home boasts a surprisingly large plot with an extensive rear garden laid mainly to lawn, backing directly onto open countryside, perfect for those seeking a slice of rural life. Upstairs, a spacious double bedroom takes in lovely front views, while the modern bathroom adds comfort and convenience. A converted attic room on the top floor offers even more space and stunning vistas to the rear.

With no onward chain, off-road resident parking to the front, and close proximity to St Bees beach and the Lake District National Park, this charming home is ideal for first-time buyers, those relocating, or anyone seeking a peaceful holiday retreat.





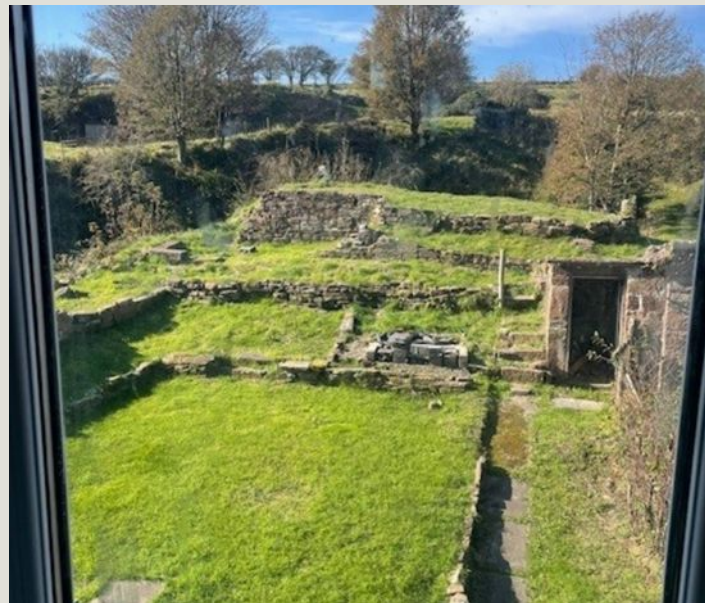
2 Bank End

Location & directions:

Located in the picturesque West Cumbrian countryside between Bigrigg and the seaside village of St Bees, this idyllic spot combines rural calm with convenient access to local amenities. St Bees offers a beautiful sandy beach, cafes, and the starting point of the Coast to Coast walk, while the nearby town of Egremont provides shops, schools, and services. The Lake District National Park is just a short drive away, making this a superb base for exploring both the fells and the coast.

Directions

The property can be located using either CA22 2TX or
[What3words///contained.indulges.culminate](#)



- **Characterful 2 bed terraced cottage with countryside views**
- **EPC Rating TBC**
- **Council Tax Band A**
- **Tenure: Freehold**

ACCOMMODATION

Lounge

11' 3" x 12' 4" (3.44m x 3.77m)

Kitchen

11' 11" x 5' 9" (3.62m x 1.76m)

FIRST FLOOR LANDING

Bedroom

Bathroom

5' 11" x 9' 2" (1.80m x 2.80m)

Attic Room

17' 11" x 11' 4" (5.45m x 3.46m)

EXTERNALLY

Garden

The property benefits from a large garden to the rear. A boundary plan is available on request.

Off street

1 Parking Space

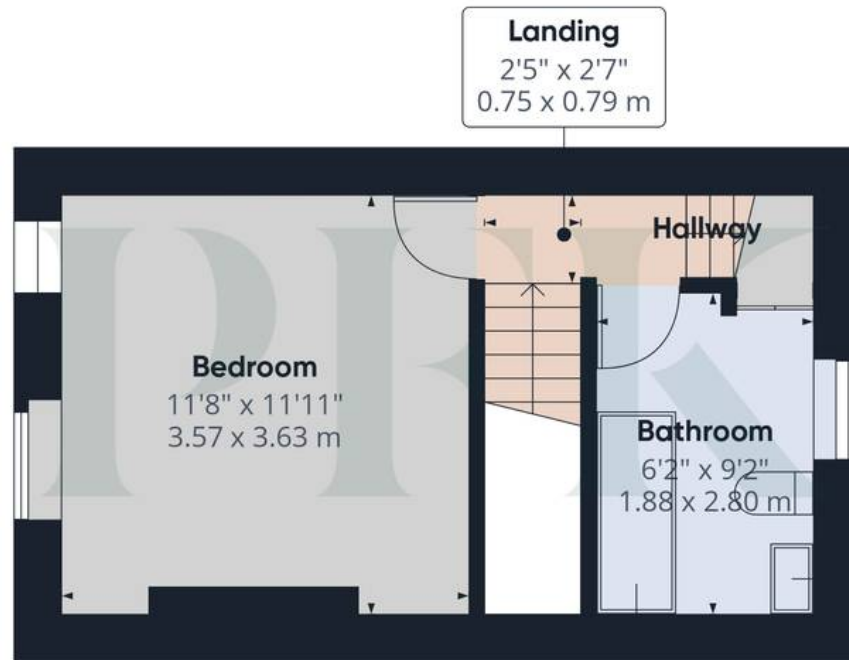
There is a parking area to the front of the cottages available for residents' use, though spaces are not formally allocated.



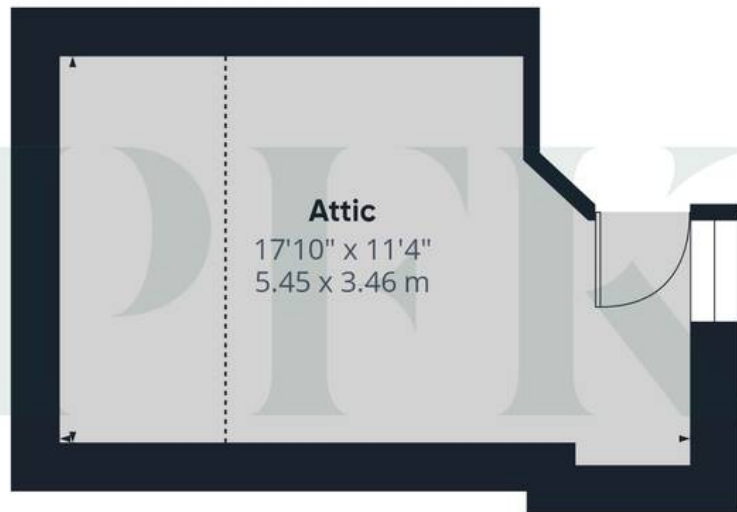




Floor 0



Floor 1



Floor 2

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Approximate total area⁽¹⁾

645 ft²

60 m²

Reduced headroom

52 ft²

4.8 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

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.

Referrals and 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 (Naphthens 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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