







PROPERTY DESCRIPTION

The property is offered to the market with **no onward** chain and guided at offers in excess of £200,000. The parcel of land is guided at £60,000 and is available under separate negotiations.

2 Coronation Terrace is a delightful 2-story property boasting a total area of 947.22 square feet with well-maintained gardens, and the option to purchase approx. 4.647 acres of productive grassland, this property would suit a growing family or those looking for a small holding/equestrian property.

On the ground floor, the property offers a generous living room with multi-fuel stove, a modern kitchen with integrated appliances and a sunroom with lovely views of the rear garden. Leading from the sunroom, you will find a patio seating area with steps to a banked garden. In addition to the rear garden, the property benefits from a front well maintained lawn with mature trees.

The second floor offers 2 good sized double bedrooms, an additional third bedroom and a conveniently located family bathroom, with bath. The upstairs

of the property offers potential purchasers fantastic views across the countryside towards the village of St. Bees.

There is ample off-road parking to the rear of the property, as well as a large timber shed. In addition to the garden space, there is also approx. 4.647 acres (1.88ha) of productive grassland that is well fenced for livestock or horses. Access to this single parcel of land can be found to the rear of the property. This is available by separate negotiation. Next to the gated entrance to the field, there is an area with mature trees which would suit many uses, including an area to keep bees or hens, or even growing your own produce.

The property is located on the outskirts of St Bees and is within gentle walking distance of the village's shops, pubs, restaurants, school and attractions, including a lovely long sandy beach. The popular coastal town of Whitehaven is within easy reach by the A595 providing excellent transport links with the rest of West Cumbria and beyond. This is a fantastic opportunity to purchase an attractive family home, close to St Bees, with the benefits of additional land, well-maintained gardens and ample off-road parking.

METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents:

**Mitchells Land Agency, Lakeland Livestock Centre, Cockermouth, Cumbria,
CA13 0QQ**

Tel: 01900 822016

Email: info@mitchellslandagency.co.uk

LOCATION



appetite.wished.departure

SERVICES

The properties benefit from mains electricity and water, septic tank drainage, central heating and hot water is supplied via multi fuel stove and double-glazing throughout. We would advise any prospective purchaser to check the septic tank complies with current standards introduced in January 2020.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable

COUNCIL TAX

This property is in band B

ADDITIONAL LAND

Please see additional brochure or contact the office for details on the land available for purchase



Floor 0



Floor 1

Approximate total area⁽¹⁾
951.11 ft²
88.36 m²

(1) Excluding balconies and terraces

GIRAFFE360

