



2

Bedrooms

1

Bathroom







PROPERTY DESCRIPTION

Abbey Cottage is a delightful 2-bedroom bungalow set in the popular coastal village of St Bees. The property offers potential purchasers the opportunity to acquire a well-presented home or holiday-let with no onward chain in a 'turn key' condition.

The property comprises a hallway leading to the living space at one end and the bedrooms and bathroom to the other. The reception/dining room is light and welcoming, with partially slate tiled and carpeted flooring and an electric log burner, creates a cosy and homely feel. Leading from the reception/dining room is the modern kitchen with built in appliances and breakfast bar. The outside space and storeroom can also be accessed through a door in this room.

At the other end of the hall, you will find the bathroom, with a shower over the bath and a slate tiled floor, as well as 2 good sized double bedrooms, with the master bedroom having dual-aspect views to the garden and rear.

The property benefits from a well-maintained, low maintenance lawned garden to the front and a split-levelled area to the left. With well-established shrubs and trees, the garden feels peaceful and secluded. In addition to the lovely gardens, the property also benefits from an outside storehouse with the potential to be converted into a utility room.

St Bees itself is located on the Cumbrian Coast, and thanks to the long sandy beach and RSPB sea birth reserve, is a popular holiday destination. The beach has a promenade and is the start of the Wainwright Coast to Coast walk to Robin Hood's Bay. St Bees is only a few miles from the Lake District National Park, making it an ideal base to explore the Western Lakes.

LOCATION



shorts.skinny.treatable

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 Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria,
CA13 0QQ**

Tel: 01900 822016

Email: info@mitchellsestateagency.co.uk

SERVICES

The property benefits from mains electricity, gas, water and drainage, and the central heating is provided by a gas combi boiler.

PARKING

While the property doesn't have its own designated parking there is free parking available at the train station 250m along a pavement from the cottage. The current vendor has an agreement with the local school opposite to park vehicles in a private car park located approx. 260m away. Potential purchasers are advised to make their own enquiries.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable



Approximate total area⁽¹⁾
737.76 ft²
68.54 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

QIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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