







PROPERTY DESCRIPTION

Welcome to Cliffton House & Mews, a Grade II listed building situated in the coastal town of Maryport. The property has fantastic views of Maryport Harbour on to the Irish Sea and across to the Scottish Galloway Hills. The roadway in front of the property is pedestrianised and nearby Flemming Square, making the setting a peaceful and quiet location.

Cliffton House, once a single imposing dwelling, has been split into two properties, with the potential to be split further into flats (*subject to planning permission*), the property is the perfect development opportunity for property developers.

Cliffton House is set over 4 floors and incorporates a cellar, ground floor, first floor and second floor in the attic space. The ground floor comprises a hallway, 2 reception room, separate dining room and kitchen/breakfast room and utility room, with access to the courtyard garden. Many of the original features can be found on this floor, including the servant's bells, marble fireplaces, an iron range fireplace, cornicing and textured ceilings.

The first floor comprises 3 good sized bedrooms and shower room. The bedroom located on the north-west aspect benefits from fantastic views out across the sea, while the bedroom on the south side of the property benefits from picturesque views of the courtyard garden. Original features can also be found within the bedrooms, including ornate fireplaces.

The second floor comprises 2 large rooms with vaulted ceilings and skylights.

The cellar contains 2 rooms with both gas and electricity connections. There is also a large gas central heating boiler (not commissioned). *Please note the the current staircase to the cellar is not part of the title and a new access is required.*

To the rear of Cliffton House is the former coach house, now named Cliffton Mews. Cliffton Mews has huge potential with a pre-application for the development into two properties, one 1 bedroom and one 2 bedroom dwelling with access from the rear yard, with the benefit of having their own garden areas. *The vendor is in possession of a pre-planning application, details of which can be obtained via the agent.*

Cliffton House and Cliffton Mews are available as a single lot or can be separately purchased.

Cliffton House Guide Price: £249,000

Cliffton Mews Guide Price: £99,000



METHOD OF SALE

The property is offered for sale by Private Treaty in two lots or as a whole. 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 Agricultural Centre,
Cockermouth, Cumbria, CA13 0QQ.**

Tel: 01900 822016 Email: info@mitchellslandagency.co.uk

SERVICES

The property benefits from mains water and drainage. There is electricity and gas to the property, but it is not connected. A new heating system has been recently installed but will need to be connected.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

TENURE

Freehold interest is being offered with vacant possession on completion.

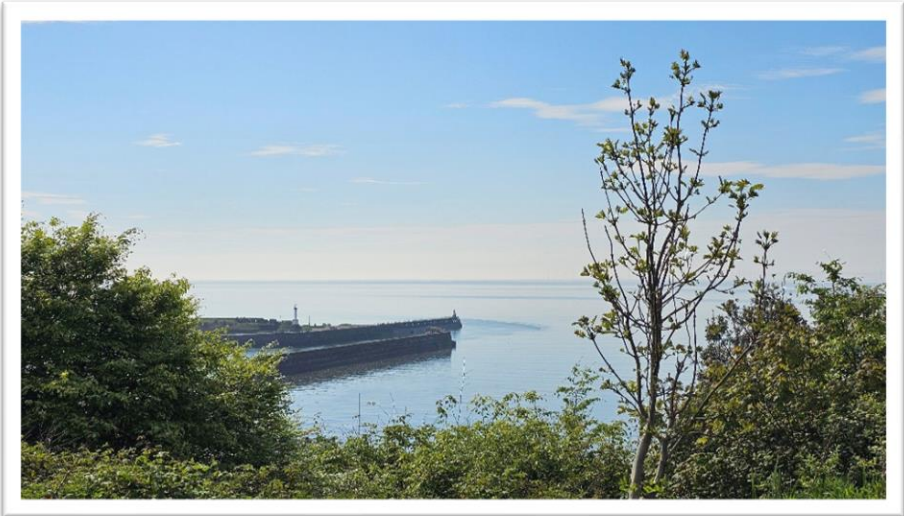
SALE PLAN

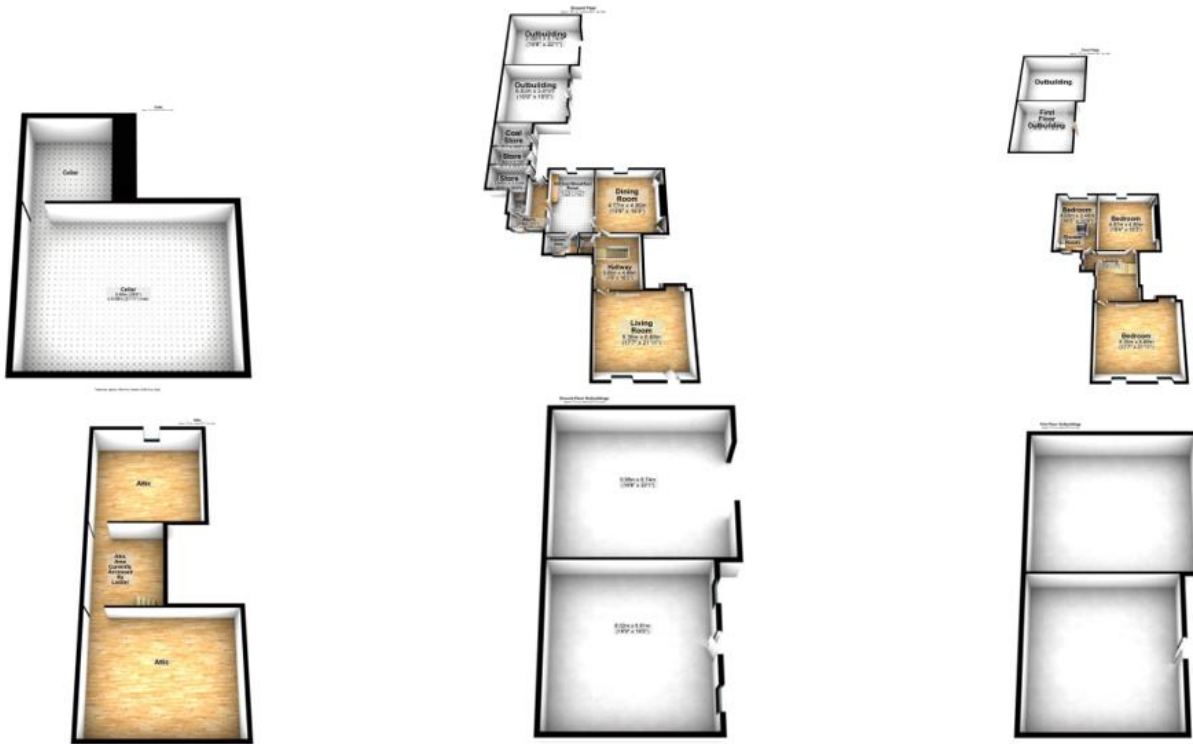
Clifton House is marked in red on the sale plan and Clifton Mews is marked in blue.




LOCATION

 gravy.lizards.livid





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Clifton House & Clifton Mews, Solway Terrace, CA15

