



**Nestled on the outskirts of the sought-after village**

**Beautiful garden which is private and the sun trap**

**Lovely lounge with multi-fuel stove**

**Two generously sized bedrooms, first floor bathroom**

**10 minutes to St Bees beach or Whitehaven town centre**

**Positioned on a quiet, road with little traffic**

**Driveway providing off-street parking**

**Modern kitchen with plenty of storage**

**Brand new heat pump central heating system**

**A perfect home or even holiday home**



Nestled in the sought-after village of Sandwith, this charming 2-bedroom terraced house offers a tranquil escape surrounded by open countryside. Just a stone's throw away from the bustling town of Whitehaven, you'll have easy access to all the amenities you need, including the picturesque Whitehaven Marina. And if you're a nature enthusiast, be sure to take a short 5-to-10-minute drive to St. Bees, where coastal walks and charming cafes await your exploration.

Inside, this delightful cottage exudes warmth and character, boasting exposed ceiling beams and a brand-new heat pump central heating system installed in December 2024. The cosy lounge is the heart of the home, complete with a multi-fuel log burning stove and patio doors leading out to the suntrap garden – the perfect spot for sipping morning coffees and basking in the sunlight. The modern kitchen offers ample storage and space for a breakfast table, making meal times a breeze. Upstairs, two spacious double bedrooms frame idyllic countryside views, offering a peaceful sanctuary after a long day. Plus, with a driveway providing convenient off-street parking, you'll never have to worry about finding a spot after a long day.

Step outside to discover the inviting outdoor spaces surrounding this lovely home. The spacious garden to rear offers ample room for relaxation and outdoor activities, let the fresh country air and lush greenery surrounding this property inspire you to make this charming house your new home sweet home.





## TENURE

We have been informed by the vendor that the property is leasehold, with no annual charges

## COUNCIL TAX BAND A

## EPC TBC

## LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

## MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

## NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.







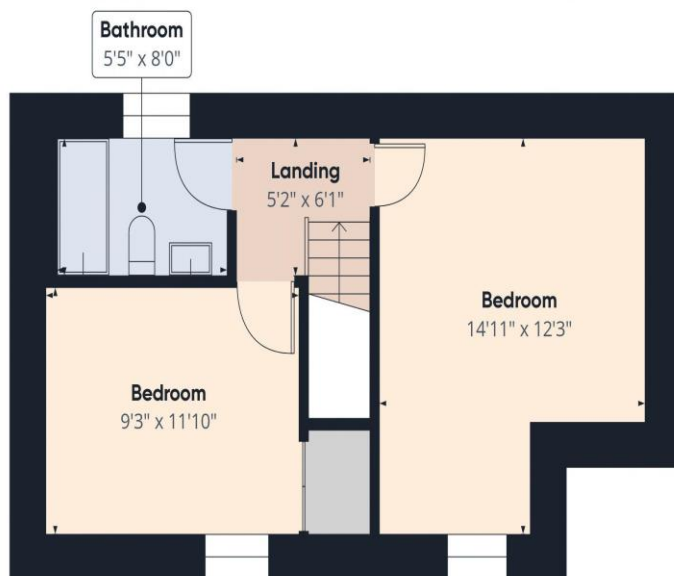








Ground Floor



Floor 1



Approximate total area<sup>®</sup>

737.44 ft<sup>2</sup>

Reduced headroom

5.09 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft.

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360