



**An ideal opportunity for a renovation or perhaps a complete new self build**

**Quiet road, enjoys views towards the golf course**

**The village is famous for its long sandy beach and cliff top walks**

**The town of Whitehaven is just 10 minutes drive away**

**Spacious plot with a drive, garage and large garden**

**Highly sought after coastal village**

**Wide range of amenities including a train station**

**An excellent base from which to explore the Lake District**



Welcome to this charming 3-bedroom detached house nestled in a highly sought-after coastal village, offering a plethora of potential for those with a creative eye.

This property is not your average fixer-upper – it's a blank canvas just waiting for someone to come and breathe new life into it. With wood construction and a spacious plot to play with, the possibilities are endless.

Open to cash buyers only, this could be the opportunity you've been waiting for.

If renovations aren't your thing, fear not - this property could also be the perfect building plot for your dream home. Imagine the satisfaction of starting from scratch and creating a place that truly reflects your style and needs.

As you make your way down the quiet road towards the property, you'll notice the sweeping views towards the St Bees golf course. Picture yourself enjoying a cup of coffee in the morning, soaking in the serenity of the surroundings.

The village itself is a gem, known for its stunning long sandy beach and cliff-top walks. It's the perfect place to unwind and reconnect with nature, whether you're taking a leisurely stroll along the shore or watching the sun go down over the horizon.

But it's not just about natural beauty here – the village boasts a wide range of amenities, including schools, a train station, shops, and charming pubs. Everything you need is right at your doorstep, making day-to-day life a breeze.

Should you crave a bit more hustle and bustle, the town of Whitehaven is just a short 10-minute drive away. There, you'll find a vibrant community, historical charm, and even more amenities to explore.

And let's not forget about the location – being situated in this coastal village provides an excellent base from which to explore the wonders of the Lake District. Whether you're into hiking, boating, or simply soaking in the breathtaking views, this area offers endless opportunities for adventure and relaxation.





## Selling with First Choice Move

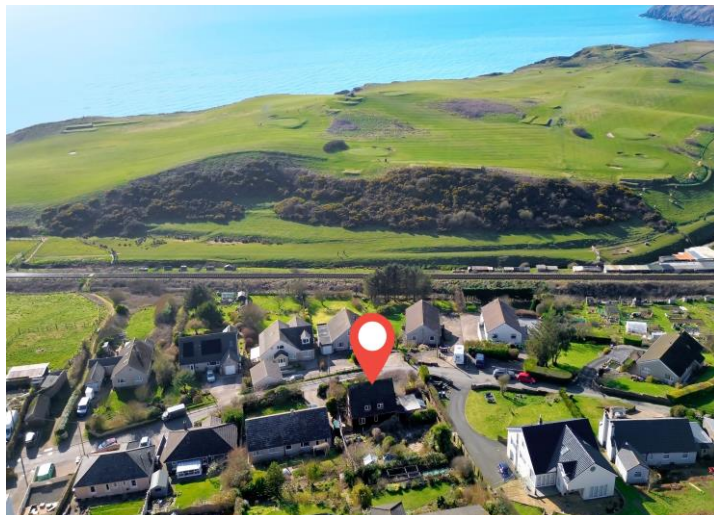
First Choice Move began in 2010 from humble beginnings—from a kitchen table in Egremont. Built on family values, hard work, and a passion for property, we have grown to become the largest estate agency in West Cumbria. As a family-run business, we believe in combining traditional estate agency values with the very latest marketing techniques to ensure every property gets maximum exposure. From high-quality photography, 3D tours, drone photography, videos and professional floorplans to online advertising and social media campaigns, we use a tailored approach to attract the right buyers. Our commitment to excellence has earned us multiple national, industry-recognised awards, a testament to our dedication to delivering outstanding service and results. We are more than just an estate agency—we're a trusted partner for buyers and sellers across West Cumbria, combining innovation with personal service to help you move with confidence.

## Mortgages

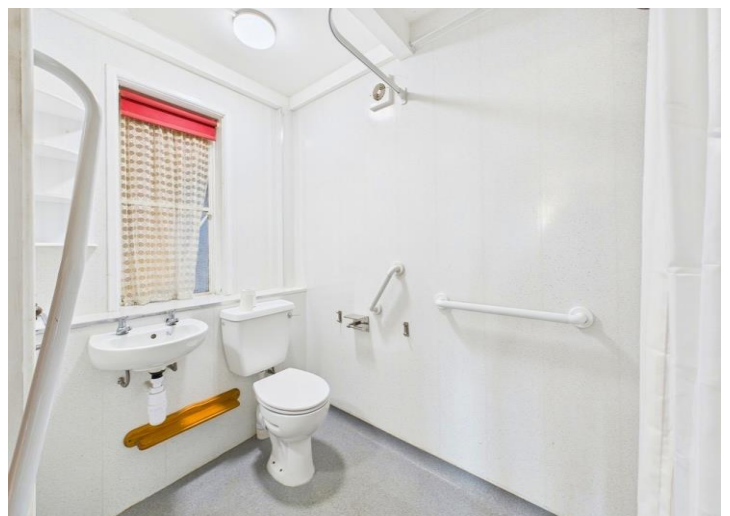
Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including 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.



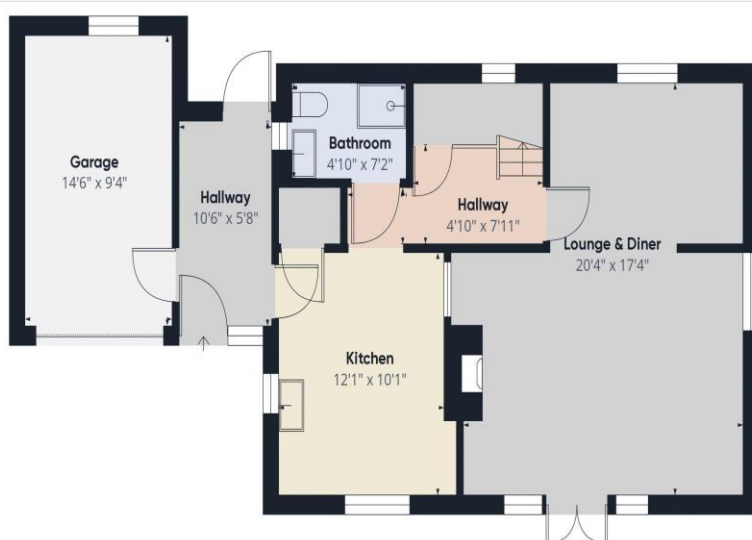




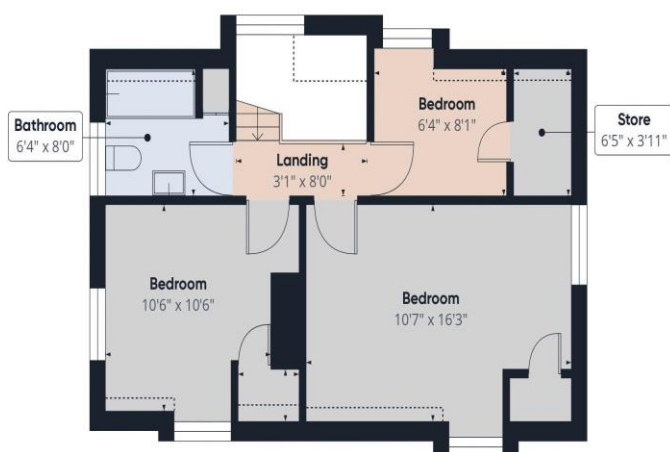








Ground Floor



Floor 1



Approximate total area<sup>®</sup>

1217.19 ft<sup>2</sup>

Reduced headroom

18.31 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.

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