



**Offered for sale with no forward chain**

**Just a short walk to the sandy beach of St Bees**

**Front and rear gardens**

**Versatile layout, with ground floor bedroom**

**Large open plan lounge diner**

**Substantial extended three semi detached bedroom property**

**Popular coastal village location**

**Driveway and integral garage**

**Ideal property to put your own stamp on**

**Sea views from the first floor**



Offered for sale with no forward chain, this substantially extended three bedroom semi-detached property is a hidden gem nestled in the heart of the highly desirable and attractive coastal village of St. Bees. Just a stone's throw away from the famous long sandy beach and breathtaking cliff tops, this home offers beautiful views and a lifestyle of leisure and tranquillity. From the windows at the front of the property, you can catch a glimpse of the majestic St. Bees Head, adding a touch of natural beauty to your daily life. With renowned schools, shops, pubs, restaurants, post office, and train station all within reach, this village has everything you need for a comfortable and convenient living experience. Whether you're exploring the nearby town of Whitehaven or venturing into the Western Lakes and surrounding fells, adventure is always close at hand.

Step inside and discover a unique layout that exudes versatility and potential. While the property may benefit from a bit of updating, it has been well maintained throughout, offering a solid foundation for your personal touch. The ground floor features an entrance lobby, two hallways - one leading to an integral garage and a ground floor bedroom perfect for guests, and the other to a kitchen and a spacious open plan lounge diner with patio doors opening up to the garden. Upstairs, the master bedroom connects to an adjoining room that can serve as a nursery or dressing room, both illuminated by mesmerising sea views. The second double bedroom also enjoys these elevated sea views, with the possibility of reconfiguring the layout to create an additional bedroom on this floor. The modern shower room is more recently updated and is conveniently located by the bedrooms.

Externally, the property offers a driveway leading to an integral garage and a well-maintained lawn, while the rear garden provides a peaceful retreat with two patio areas and a generously sized lawn - perfect for outdoor gatherings and relaxation. With its prime location close to the beach and a versatile living space waiting to be transformed, this property is a rare find that must be seen to be fully appreciated.



## 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

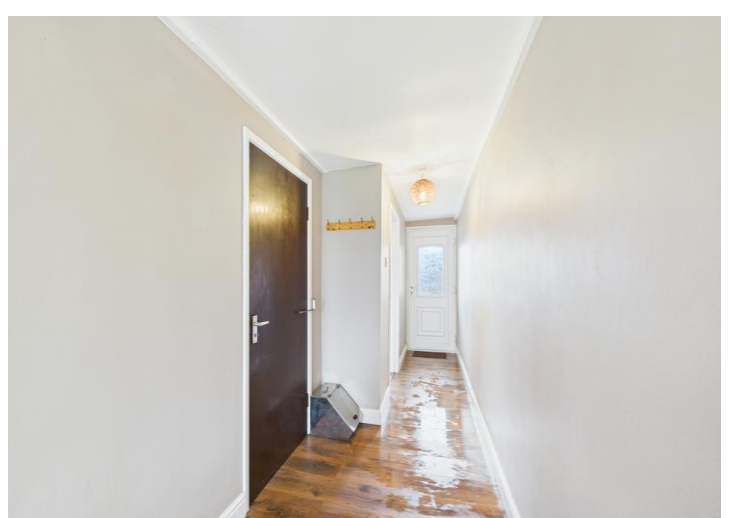
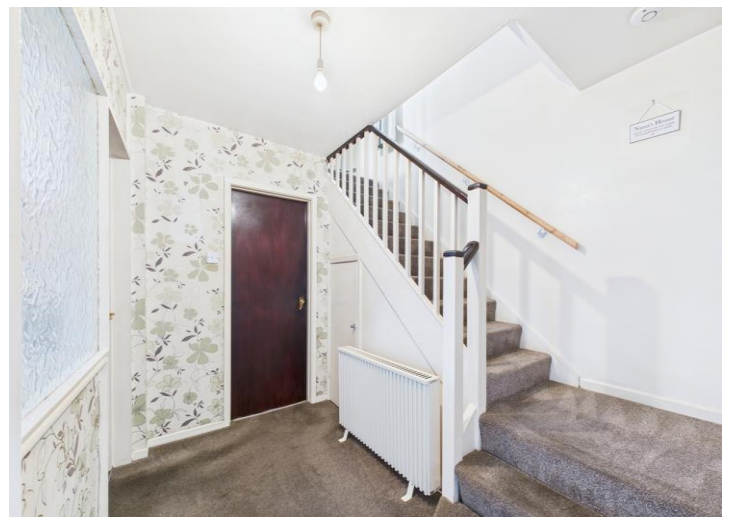
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## NOTE

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.





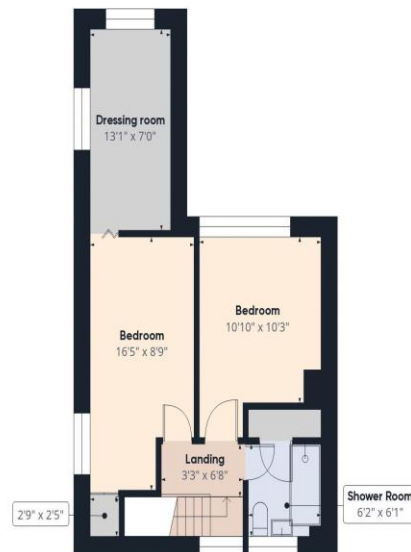








Ground Floor



Floor 1



Approximate total area<sup>®</sup>

1190.05 ft<sup>2</sup>

Balconies and terraces

115.71 ft<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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