



27 Monkway Cottages, Whitehaven, CA28 9EA

Guide Price £195,000

PFK

27 Monkway Cottages

The Property:

Nestled within the charming Monkway Cottages in the highly desirable Kells area of Whitehaven, this beautifully presented two bedroom semi-detached bungalow offers a rare combination of peace, privacy and convenience. Originally forming part of a row of former miners cottages, the property enjoys a wonderfully secluded feel, surrounded by beautiful gardens and woodland, yet is only minutes from Whitehaven town centre and its excellent range of amenities. Immaculately maintained throughout, the bungalow is ready to move straight into and even offers the option of purchasing the furniture by separate negotiation, making it an ideal choice for those looking to downsize, enjoy an early retirement or relocate to west Cumbria.

The accommodation is both spacious and versatile, featuring a generous lounge, a stylish contemporary dining kitchen, a conservatory perfectly positioned to take in the garden views, two well proportioned double bedrooms and a modern shower room. Outside, the property continues to impress. A quiet lane running along the front of the cottages leads to a substantial private parking area with space for three vehicles parked side by side. The extensive gardens are a particular highlight, offering several seating areas, an elevated patio overlooking the lawn and woodland beyond, and a further decked terrace creating the perfect place to relax and unwind.



27 Monkwray Cottages

The property continued....

At the heart of the garden are two apple trees, a pear tree and a cherry tree, adding both colour and seasonal interest. The current owner has also installed a dedicated squirrel feeder on the garden wall to the rear of the conservatory, providing the perfect vantage point to enjoy regular visits from the resident red squirrels. These delightful visitors are especially abundant during the winter months, when family groups, including young red squirrels, can often be seen feeding daily, further enhancing the property's idyllic setting. Completing the outside space is a highly versatile outhouse, which already benefits from electricity and numerous double power sockets throughout, offering excellent potential as a utility room, home office, workshop, entertaining space or garden bar, subject to any necessary consents.

Enjoying a wonderfully peaceful setting with exceptional gardens, generous parking and versatile outdoor space, this is a rare opportunity to acquire a home that offers the best of both worlds; tranquil surroundings with the convenience of Whitehaven's shops, restaurants, transport links and coastline just a short drive away.





27 Monkway Cottages

Location & Directions:

Monkway Cottages enjoys a peaceful position within the highly regarded Kells area of Whitehaven, offering the perfect balance of tranquillity and convenience. Whitehaven town centre is just a short drive away and provides a comprehensive range of supermarkets, independent shops, cafés, restaurants and leisure facilities. Excellent transport links include Whitehaven railway station with services along the scenic Cumbrian Coastal Line, regular bus routes nearby and easy road access to surrounding towns and the Lake District.

Directions

The property can be located on Monkway Cottages using either CA28 9EA or W3W///prowling.stays.steer



- 2 bed semi-det cottage bungalow
- Extensive private gardens with woodland backdrop
- Private driveway parking for 3 vehicles
- Ideal for downsizers, early retirees or first time buyers looking for a complete furnished home
- Versatile outbuilding with multiple potential uses
- EPC rating D
- Tenure: Freehold
- Council Tax: Band A

ACCOMMODATION

Dining Kitchen

17' 1" x 7' 3" (5.20m x 2.21m)

Lounge

14' 5" x 14' 6" (4.39m x 4.42m)

Conservatory

12' 6" x 10' 0" (3.82m x 3.06m)

Inner Hallway

Bedroom 1

14' 4" x 9' 9" (4.36m x 2.97m)

Bedroom 2

12' 5" x 11' 5" (3.79m x 3.49m)

Shower Room

7' 11" x 5' 2" (2.41m x 1.57m)





EXTERNALLY

Garden

The gardens are a true highlight of this delightful home, offering an abundance of outdoor space to enjoy throughout the seasons. A pathway from the parking area leads through a charming front garden with a small lawn, mature planted borders and a well stocked seating area, creating a peaceful spot to relax. A large outhouse, currently used for storage but offering excellent potential as a utility/laundry room, home office, hobby room, entertaining space or even a garden bar, subject to any necessary consents. An enclosed paved courtyard provides access to the bungalow before the gardens continue around to the impressive rear. Here, an elevated patio enjoys lovely views across the gardens and the wooded backdrop beyond, where the current owner advises that red squirrels are regular visitors. Steps lead down from the patio leading to a decked seating area and an extensive lawned garden, providing multiple places to sit and appreciate the tranquil surroundings, making the gardens feel wonderfully private, idyllic and surprisingly spacious.

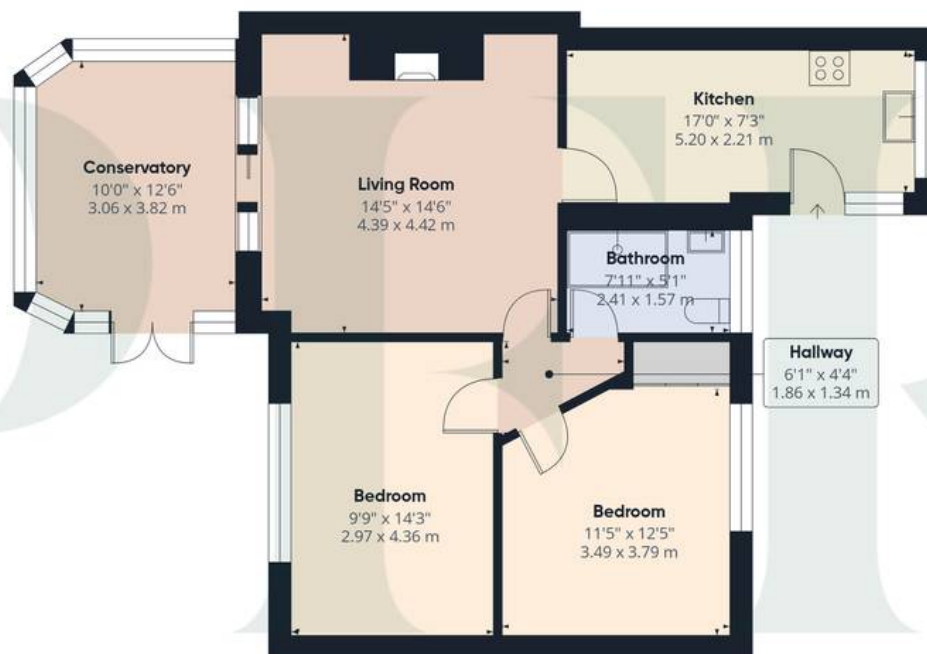
DRIVEWAY

3 Parking Spaces

The property benefits from private driveway parking, accessed via a quiet lane running along the front of the cottages. The generous parking area comfortably accommodates three vehicles parked side by side, making it ideal for homeowners with multiple cars or visiting family and friends.







Floor 0 Building 1

Approximate total area⁽¹⁾

947 ft²

87.9 m²



Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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ADDITIONAL INFORMATION

Services

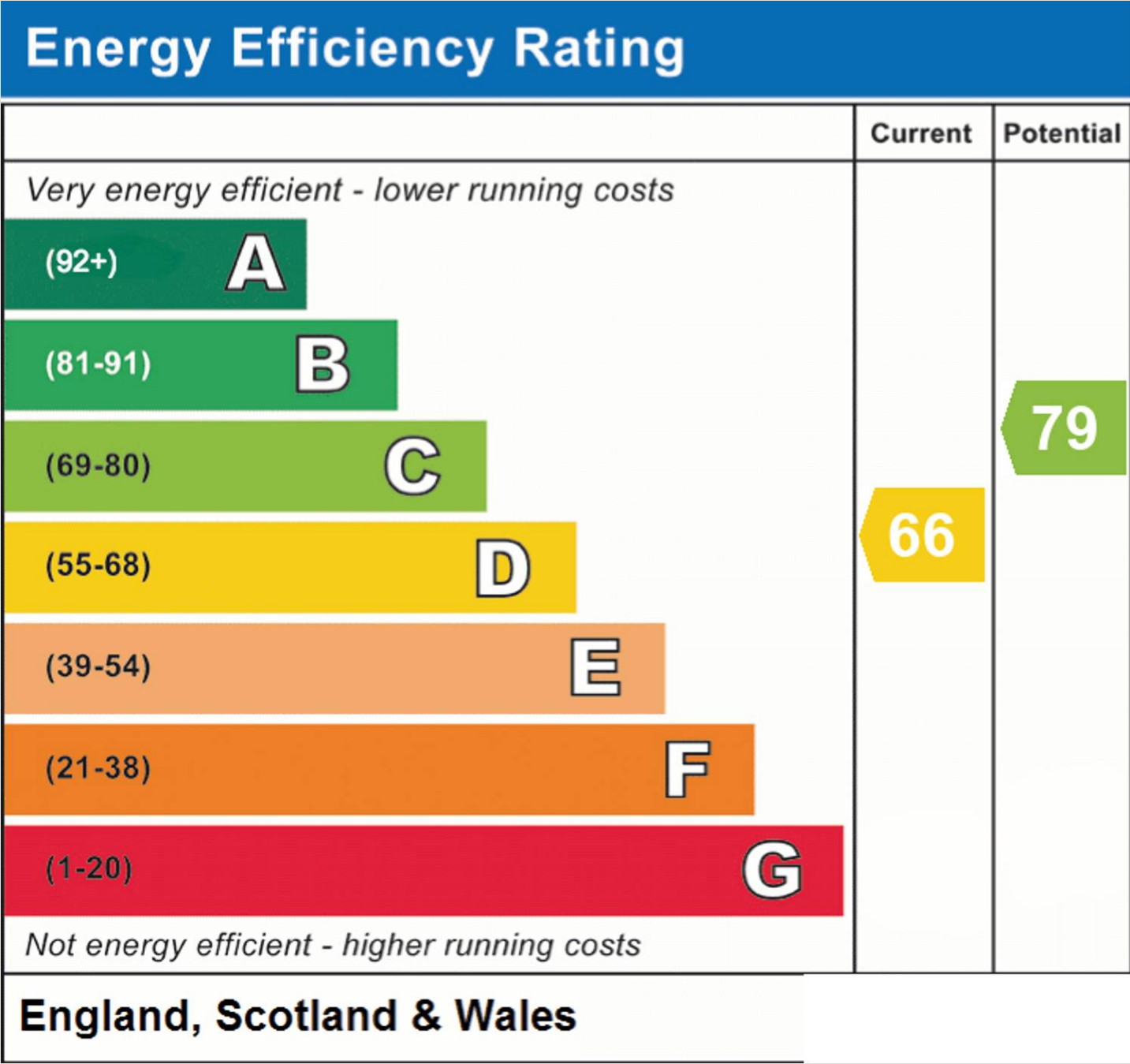
Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd , Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti – Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Rights of Access

The seller advises that there is a historic right of access running along the rear of the cottages, dating back to their former use as miners cottages; however, they advise that it is very rarely used.





PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

PFK

