



Bolam, Sea Mill Lane, St. Bees, CA27 0BD

Guide Price **£450,000**

PFK

Bolam Sea Mill Lane

The Property:

Occupying an enviable elevated position on the highly sought after Sea Mill Lane, this impressive four bedroom detached bungalow enjoys breathtaking panoramic views across St Bees Golf Course towards the Irish Sea. Set within beautifully maintained wraparound gardens, the property offers an exceptional combination of generous living accommodation and extensive outdoor space, creating a wonderful home in one of west Cumbria's most desirable coastal villages. Perfectly suited to families, those relocating or buyers seeking an idyllic retirement lifestyle, this is a rare opportunity to enjoy village life with spectacular coastal scenery quite literally on your doorstep.

Inside, the property is beautifully presented throughout, offering spacious and versatile accommodation designed for comfortable modern living. A welcoming entrance hallway leads to a generous lounge which flows seamlessly into the dining area, where an attractive exposed brick fireplace with multifuel stove creates a striking focal point between the two spaces. Large picture windows perfectly frame the far reaching views, flooding the living areas with natural light and making the most of the exceptional setting. There are three generous double bedrooms alongside a fourth single bedroom, currently utilised as a home office, together with a family bathroom and a stylish contemporary shower room, providing flexibility for growing families or visiting guests.



Bolam Sea Mill Lane

The Property continued....

The outdoor space is equally impressive. The wraparound gardens provide expansive lawns, attractive rockery borders, mature planting and a variety of seating areas, including a pergola and a sheltered entertaining space beneath the elevated terrace. Steps rise from the sweeping driveway to the elevated patio, where the magnificent outlook can be fully appreciated before entering the home. Ample parking is provided by a substantial driveway accommodating several vehicles, together with an integral garage beneath the property, a workshop, useful outhouse and a car port, making this an exceptional home both inside and out.

Offering an enviable combination of space, stunning coastal views, beautiful gardens and extensive parking, this is a rare opportunity to acquire a substantial detached bungalow in one of St Bees' most desirable locations. Homes in such a privileged position are seldom available, making viewing highly recommended.

- **Detached 4 bed bungalow in an elevated position**
- **Spectacular views across St Bees Golf Course**
- **Extensive wraparound gardens with terraces, pergola & seating areas**
- **EPC rating D**
- **Council Tax: Band D**
- **Tenure: St Bees Leasehold**





Bolam Sea Mill Lane

Location & Directions:

Sea Mill Lane occupies one of St Bees' most desirable residential positions, enjoying a peaceful setting on the edge of this thriving coastal village whilst remaining within easy reach of everyday amenities. The village centre offers a welcoming community atmosphere with local shops, cafés, pubs and services, alongside a highly regarded primary school and nursery, making it particularly appealing for families. St Bees railway station provides excellent transport links along the Cumbrian coast and beyond, whilst the village is renowned for its beautiful beach, clifftop walks and access to the Coast to Coast route. From the property, outstanding uninterrupted views stretch across the golf course towards the Irish Sea, providing an ever changing coastal backdrop that perfectly complements the exceptional lifestyle this sought after village has to offer.

Directions

The property can be located on Sea Mill Lane using CA27 0BD or [W3W///dated.sparkles.trousers](https://www.sparkles.trousers/)



ACCOMMODATION

Entrance Hallway

Lounge/Diner

25' 7" x 14' 8" (7.80m x 4.48m)

Kitchen

11' 10" x 11' 9" (3.61m x 3.58m)

Office/Bedroom 4

8' 6" x 6' 6" (2.59m x 1.97m)

Bedroom 1

12' 0" x 9' 9" (3.66m x 2.98m)

Bedroom 2

11' 1" x 9' 10" (3.38m x 3.00m)

Bathroom

8' 0" x 7' 6" (2.44m x 2.29m)

Inner Hallway

Bedroom 3

11' 10" x 8' 8" (3.61m x 2.64m)

Shower Room

6' 8" x 4' 10" (2.02m x 1.47m)





EXTERNALLY

Garden

The gardens are undoubtedly one of the property's standout features, wrapping beautifully around the bungalow to create a wonderful sense of space and privacy. Predominantly laid to lawn, they are complemented by attractive rockery gardens, mature hedging and established planting, providing colour and interest throughout the seasons. Multiple seating areas allow you to enjoy the sunshine at different times of day, including a charming pergola and a sheltered patio beneath the elevated terrace, while the impressive raised patio itself provides the perfect place to relax and take in the stunning uninterrupted views across the golf course towards the Irish Sea.

Driveway

5 Parking Spaces

Approached via a sweeping driveway, the property offers exceptional parking and practicality. There is ample space for several vehicles, with room to manoeuvre and turn with ease. The driveway leads to the integral garage beneath the bungalow and is further enhanced by a useful workshop, additional storage outbuilding and a generous car port, making it ideal for families with multiple vehicles, hobbies, outdoor equipment or those simply seeking excellent storage alongside plentiful offroad parking.









Floor 0

Approximate total area⁽¹⁾

1499 ft²

139.3 m²



Floor 1

(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.

GIRAFFE360



ADDITIONAL INFORMATION

Services

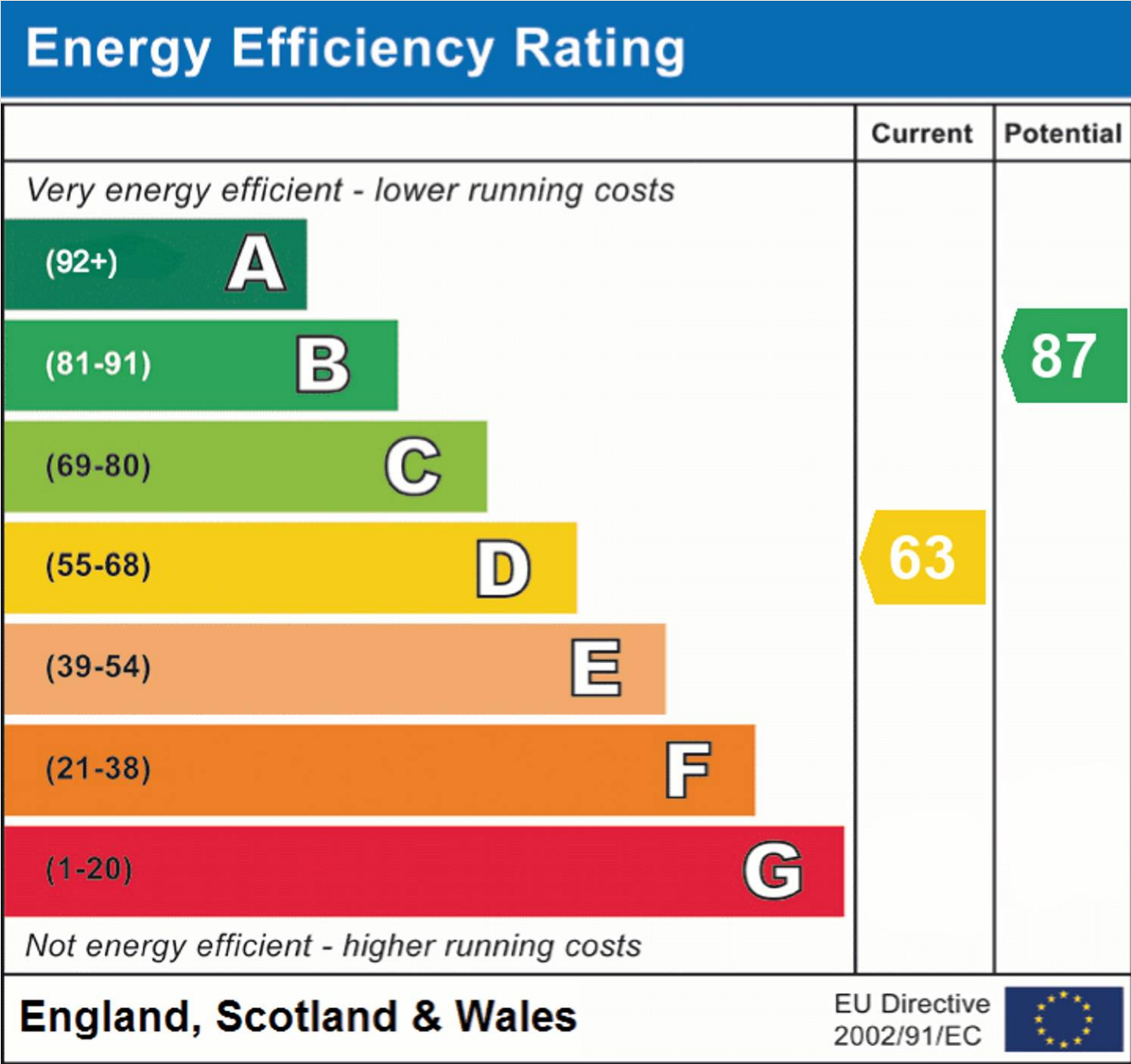
Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient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

St Bees Leasehold

The property is Leasehold – this is a historic 1000 year St Bees lease with no ground rent/service charge payable





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