



Wasdale House, Main Street, St. Bees, CA27 0DE

Guide Price **£325,000**

PFK

Wasdale House, Main Street

The Property:

Wasdale House is a rare blend of timeless period charm and modern family living, situated in the heart of the picturesque coastal village of St Bees. Beautifully renovated throughout by the current owners to a superb standard, this spacious family home combines original character features with contemporary comfort. From ornate fireplaces to sash windows, every detail has been carefully preserved or enhanced. With no compromise on layout, the home has also been thoughtfully reconfigured to suit modern family life.

The accommodation is both generous and versatile. The ground floor features a traditional entrance hallway, formal lounge with a striking feature fireplace, and a further reception room ideal for flexible use. The heart of the home is a stunning kitchen featuring navy shaker style cabinetry and quartz worktops, flowing seamlessly into a characterful dining room with a fireplace and garden access. There's also a useful utility/boot room, WC, and access to a practical cellar room. Upstairs, the first floor offers a large principal bedroom with stylish ensuite, two further bedrooms, and a beautiful four piece bathroom. The second floor comprises two well appointed bedrooms with glorious views over the gardens, golf course, village and Irish Sea, complemented by a modern bathroom to serve both bedrooms on this level.



Wasdale House, Main Street

The Property continued....

Externally, the property enjoys an absolutely magical and surprisingly expansive plot. The landscaped gardens are a true haven, meticulously designed with mature trees, wildflower planting, multiple patios for entertaining, and a large enclosed lawn perfect for children. Despite its prime village location, the setting offers tranquility and space rarely found. With driveway parking to the side for a small car, fine views and **no onward chain**, Wasdale House presents a rare opportunity to secure a characterful yet contemporary home in a sought after coastal community.

- **Stunning 5 bed period home renovated to a high standard with no onward chain**
- **2 elegant reception rooms, striking kitchen/dining space with quartz worktops & navy shaker units**
- **Expansive landscaped gardens with patios, wildflowers, mature trees, & large lawn, perfect for family life & entertaining**
- **Convenient side driveway, cellar room, utility/boot room & beautiful village, sea & headland views from upper floors**
- **Driveway to side for small car**
- **Ideal for growing families & buyers looking to relocate to a charming coastal village**
- **Tenure: Leasehold**
- **Council Tax: Band D**
- **EPC rating E**



ACCOMMODATION

Entrance Hallway

Approached via traditional wooden entrance door with glazing above, stairs leading to first floor accommodation with access to cellar room below, radiator, mix of tiled and wood flooring, doors to reception rooms.

Lounge

13' 5" x 10' 7" (4.10m x 3.22m)

Bright formal lounge, with original fireplace, sash window to front elevation, traditional radiator, feature panelling to one wall, exposed floorboards.

Kitchen

13' 1" x 9' 11" (4.00m x 3.02m)

Fitted with a range of stylish, navy shaker style wall and base units with contrasting quartz work surfacing, incorporating undermount stainless steel sink with Quooker boiling water tap. Space for range style cooker with mirrored splashback and extractor fan, integrated dishwasher, space for fridge/freezer. Sash window to front elevation, vertical radiator, exposed floorboards, opens to dining room.

Dining Room

Bright reception room with access via a fully glazed UPVC door to the rear gardens, feature fireplace, tiled flooring and vertical radiator.

Reception Room

13' 3" x 10' 1" (4.04m x 3.07m)

Good sized reception room suitable as a second lounge, playroom or even home office, with window to rear elevation, feature fireplace, original slab flooring.

Utility/Boot Room

Practical utility room featuring base and full height units with wood work surfacing incorporating Belfast sink, window to side, radiator, space and plumbing for a washing machine, fully glazed UPVC door leading out to the gardens, stone flooring, and door leading to WC.



WC

2' 6" x 9' 2" (0.75m x 2.79m)

Fitted with close coupled WC, and small window.

FIRST FLOOR LANDING

Staircase leads to the first floor landing via a half landing with window. There are stairs leading to the second floor, a traditional radiator, exposed floorboards and doors to 3 of the bedrooms and family bathroom.

Bedroom 1

13' 3" x 9' 10" (4.03m x 2.99m)

Large double bedroom with sash window to front elevation, original fireplace, exposed floorboards, radiator and door to ensuite shower room.

Ensuite Shower Room

10' 3" x 3' 6" (3.12m x 1.07m)

The main bedroom has been reconfigured and now benefits from a stylish ensuite complete with close coupled WC, wash hand basin and tiled shower enclosure with electric shower, tiled splashbacks and exposed floorboards.

Bedroom 2

13' 3" x 10' 7" (4.05m x 3.22m)

Double bedroom with original feature fireplace, sash window and radiator.

Bedroom 3

13' 2" x 10' 0" (4.02m x 3.05m)

Double bedroom with original feature fireplace, radiator, large window to rear overlooking the gardens, and exposed floorboards.



Family Bathroom

13' 4" x 7' 5" (4.06m x 2.26m)

Fitted with stylish four piece suite comprising close coupled WC, wash hand basin, freestanding bath with floor mounted tap, walk in tiled shower enclosure with mains shower. Original feature fireplace, obscured window to rear, radiator and exposed floorboards.

SECOND FLOOR LANDING

Stairs lead via a half landing to the second floor landing. Velux roof light, doors to bedrooms and bathroom.

Bedroom 4

21' 9" x 10' 1" (6.64m x 3.08m)

Part pitched ceiling with some restricted head height, Velux window to rear providing fine views over the gardens and village towards the Irish sea, radiator and exposed floorboards.

Bedroom 5

27' 1" x 7' 6" (8.25m x 2.28m)

Large bedroom running the full length of the house, with some restricted head height, Velux window to the rear with beautiful views over the sea and village, window to side, radiator and exposed floorboards.

Bathroom

8' 2" x 6' 1" (2.49m x 1.85m)

Recently fitted 3 piece suite comprising close coupled WC, wash hand basin and panelled bath with shower over and tiled splashbacks.

Cellar Room

13' 5" x 10' 0" (4.10m x 3.05m)





EXTERNALLY

Garden

To the rear of Wasdale House lies a truly enchanting garden, a beautifully landscaped haven that perfectly complements the elegance of the home. Thoughtfully designed to create both beauty and function, the space features a variety of patio and seating areas nestled among mature trees, flowering shrubs, and bursts of colourful wildflowers, offering idyllic spots to relax, entertain or enjoy outdoor dining. An extensive, lush lawn stretches out beyond the patios, enclosed and ideal for children to play safely. A charming stone built outhouse adds a practical and characterful touch, offering handy storage or potential for further use.

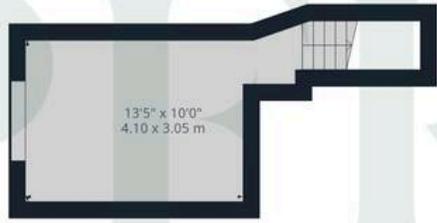
DRIVEWAY

1 Parking Space

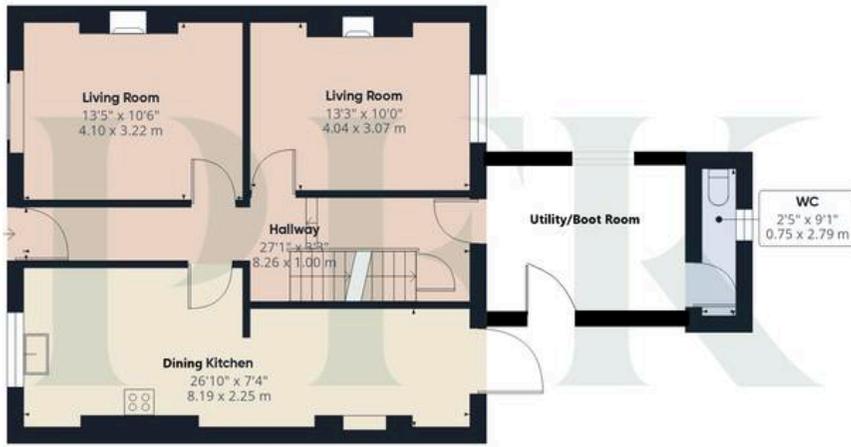
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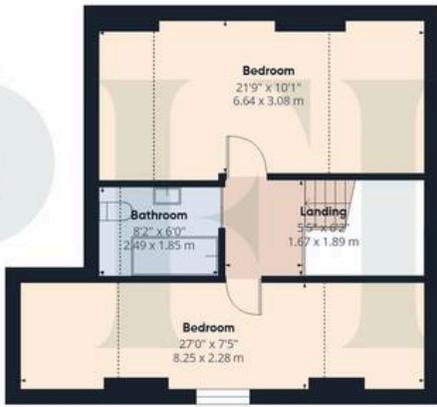
Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾
 1903 ft²
 176.9 m²

Reduced headroom
 202 ft²
 18.8 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed. 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.

Lease Information

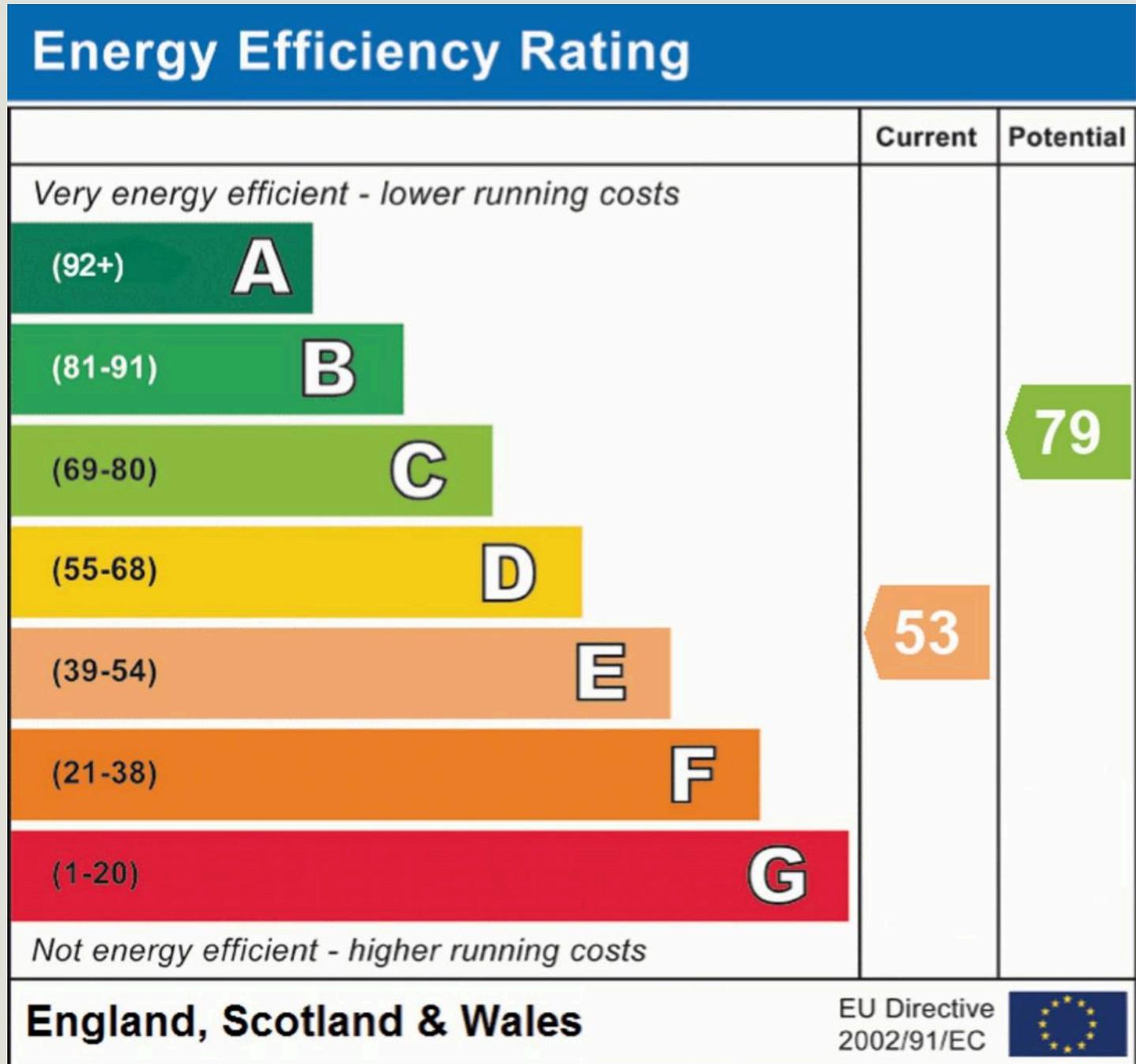
The property is Leasehold - this is a historic 1000 year St Bees lease with no ground rent/service charge payable. For further information regarding the terms of the lease please contact PFK.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

Directions

The property can be located using either CA27 0DE or [What3words:///blogging.quench.clouds](https://www.what3words.com/CA27_0DE)





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