



12 Abbotts Way, St. Bees, CA27 0HD

Guide Price £325,000

PFK

12 Abbotts Way

The Property:

A substantial five bedroom detached family home occupying a generous plot in a quiet and highly desirable part of St Bees, on the beach side of the village and within a short walk of the beach and sea. With large gardens backing onto open countryside, driveway parking, garage, five generous bedrooms and no onward chain, this is a rare opportunity to acquire a sizeable family home in one of west Cumbria's most sought after coastal villages.

Having been in the same family ownership for many years, the property now offers an exciting opportunity for a new owner to make it their own. While some updating would allow the house to reach its full potential, the generous accommodation, excellent proportions and particularly large plot provide a fantastic foundation for creating a wonderful long term family home. The ground floor comprises an entrance hallway, WC, large lounge/dining room with a bay window to the front and sliding patio doors opening onto the rear garden, a home office/snug and a large dining kitchen with useful walk-in pantry cupboard. To the first floor are five large bedrooms, one of which has been used as another reception room, together with the family bathroom, with some of the upstairs windows enjoying partial views towards the sea.



12 Abbots Way

The Property continued....

Outside, the property really comes into its own, with a lawned front garden and a substantial rear garden which backs directly onto open countryside. The rear garden is notably generous and larger than some of the neighbouring plots, offering plenty of space for children, entertaining, and gardening. A driveway provides offroad parking and leads to the garage. With its peaceful position, proximity to the beach, village amenities including railway station and schools, this is a superb opportunity for families seeking village life, those relocating to the area or anyone looking for a spacious coastal home with scope to add their own style. Offered for sale with no onward chain.

- 5 bed detached family home
- Quiet village setting close to the beach
- Large rear garden backing onto open countryside
- No forward buying chain
- Ideal for families or relocation
- Tenure: St Bees Leasehold
- EPC Rating TBC
- Council Tax: Band D





12 Abbots Way

Location & Directions:

St Bees is a much loved coastal village on the west Cumbrian coast, combining traditional village life with an enviable seaside setting. This property is particularly well placed on the beach side of the village, allowing the beach and sea to be reached on foot, while the village itself offers a range of everyday amenities and places to eat and drink. The village has a railway station providing a convenient rail connection along the Cumbrian coast, making it particularly appealing to those commuting or travelling to surrounding towns and employment centres. St Bees also benefits from local schooling, including St Bees Village Primary School and the independent St Bees School. For leisure, the coastline and beach are right on the doorstep, while the surrounding area provides superb opportunities for walking, cycling and enjoying the countryside, with the Lake District National Park within easy reach. The village's position also makes it well suited to those travelling to employment centres and larger towns across west Cumbria, while retaining the relaxed atmosphere and community feel of a coastal village.

Directions

The property can be located on Abbots Way using either CA27 0HD or [W3W///tadpole.producers.crispier](https://www.tadpole.producers.crispier)



ACCOMMODATION

Entrance Porch

4' 9" x 2' 5" (1.45m x 0.74m)

Hallway

Lounge/Dining Room

26' 3" x 10' 11" (7.99m x 3.32m)

Office/Snug

10' 9" x 6' 10" (3.27m x 2.08m)

Dining Kitchen

12' 3" x 11' 11" (3.73m x 3.63m)

Walk in Pantry

10' 1" x 3' 4" (3.08m x 1.01m)

WC

5' 1" x 2' 6" (1.54m x 0.76m)

FIRST FLOOR LANDING

Bedroom 1

11' 2" x 10' 10" (3.41m x 3.29m)

Bedroom 2

12' 2" x 8' 10" (3.70m x 2.69m)

Bedroom 3

8' 8" x 8' 6" (2.63m x 2.60m)

Family Bathroom

8' 2" x 6' 10" (2.48m x 2.09m)

Bedroom 4

11' 11" x 8' 3" (3.64m x 2.51m)

Bedroom 5

12' 0" x 11' 5" (3.66m x 3.47m)



EXTERNALLY

Garden

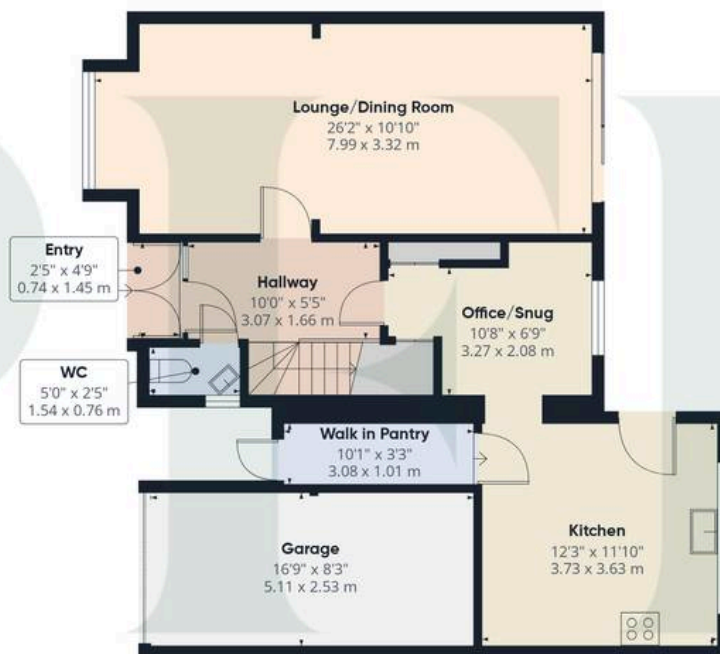
The property occupies an impressively generous plot, with lawned gardens to both the front and rear. The substantial rear garden is a particular highlight, extending beyond the footprint of many neighbouring plots and backing directly onto open countryside, creating a lovely sense of space and privacy. There is plenty of room for children to play, outdoor entertaining, gardening or simply enjoying the peaceful surroundings, while the front garden provides an attractive approach to the property.

Garage

Double Garage

A private driveway provides offroad parking to the front of the property and leads to the garage, offering useful additional storage or potential flexibility for future owners.



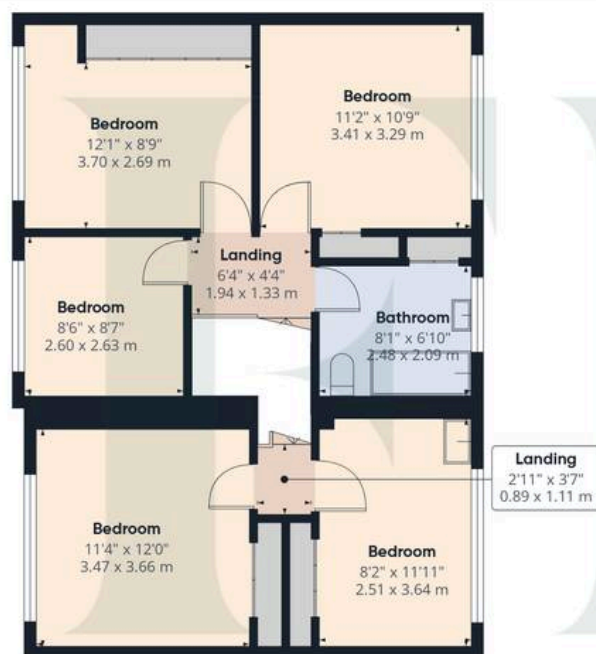


Floor 0

Approximate total area⁽¹⁾

1494 ft²

138.9 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 (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 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. For further information regarding the terms of the lease please contact PFK.





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