



 2 Bedrooms  1 Bathroom





## Property Description

Located in the coastal village of Seascale, Cumbria, this well-presented end-terrace property at 1 Railway Terrace offers a comfortable and versatile living space, currently operating successfully as a holiday let. Ideally positioned just moments from the beach, the property also benefits from close proximity to a popular café and ice cream parlour, a traditional fish and chip shop, and is just a stone's throw from the train station—making it highly convenient for both visitors and residents alike.

The accommodation comprises two generously sized double bedrooms, a modern bathroom, and two reception rooms, providing flexible living arrangements. The property is fully double glazed, contributing to improved energy efficiency and year-round comfort.

Upon entering, you are welcomed into a bright and spacious reception room featuring an attractive bay window that floods the space with natural light, along with a fireplace that adds warmth and character. The second reception room serves as a dining area and is conveniently positioned adjacent to the kitchen. The kitchen is well-equipped with modern appliances, including a double oven, and offers ample storage with a range of fitted cabinetry.

Externally, the property boasts its own front garden, along with a rear yard providing additional outdoor space. An outhouse, currently utilised as a utility room, adds further practicality. On-road parking is available nearby for added convenience.

Upstairs, the two double bedrooms offer comfortable accommodation with plenty of natural light. The bathroom is modern in design and includes a shower, wash basin, and WC.

Seascale itself is a charming coastal village known for its scenic surroundings and easy access to the Lake District National Park. The area benefits from a range of local amenities including shops, schools, and leisure facilities.

The property has an EPC rating of D, with potential to improve to B, offering scope for enhanced energy efficiency.

This property presents an excellent opportunity for those seeking a coastal home, holiday let investment, or a combination of both, in a well-connected and desirable location.

## METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

**VIEWING** Strictly by arrangement with the Sole Agents:

**Mitchells Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ**

**Tel: 01900 822016**

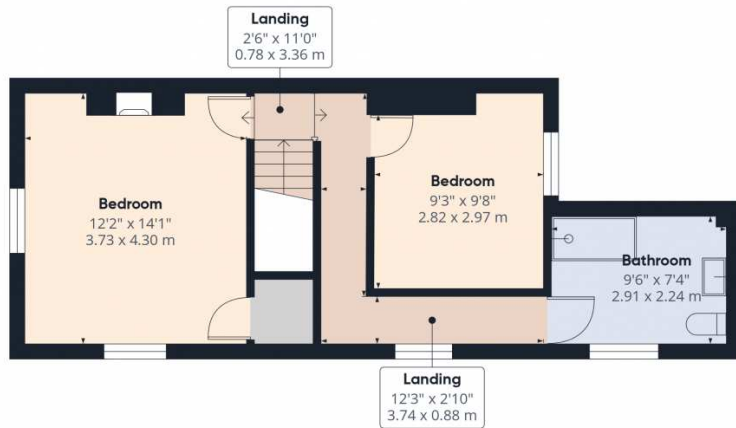
**Email: [info@mitchellsestateagency.co.uk](mailto:info@mitchellsestateagency.co.uk)**

**SERVICES** The property benefits from mains electricity, gas and water and drainage. There is double glazing throughout.

**VALUED ADDED TAX (VAT)** VAT will be charged if applicable.



Floor 0



Floor 1

Approximate total area<sup>m</sup>  
932 ft<sup>2</sup>  
86.6 m<sup>2</sup>

(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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: 1 Railway Terrace, Seascale, CA20

