



**9 Abbey Vale, St. Bees, CA27 0EF**

Guide Price **£325,000**

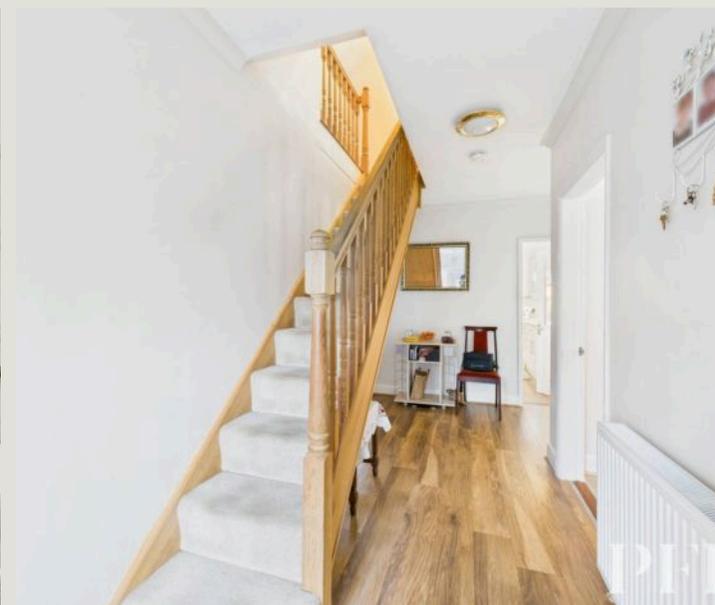
**PFK**

## 9 Abbey Vale

### The Property:

This well proportioned four bedroom dormer bungalow occupies an elevated position on the front of Abbey Vale, enjoying far reaching views across the village and surrounding area. The outlook is one of the standout features of the property, creating a real sense of space and openness. Combined with generous internal accommodation and excellent outdoor areas, the home is well suited to families, those relocating, or buyers looking for a peaceful village setting.

The accommodation is arranged over two floors and offers a flexible layout with plenty of potential. On the ground floor there is an entrance hallway, two spacious reception rooms, one of which is located to the rear and offers some of the best views over the village from the property, modern kitchen, rear porch, two bedrooms, and a modern bathroom. The kitchen sits between a reception room and a bedroom and could be opened up to create a large family kitchen and living space, subject to the necessary consents. To the first floor there are two further bedrooms, providing additional space for family members, guests, or home working.



## 9 Abbey Vale

### The property continued...

Outside, the property benefits from a private driveway with parking for several vehicles, a large single garage, and a lawned garden to the front. To the rear, substantial enclosed gardens which are mainly laid to lawn and offer a great space for families, include the composite balcony, providing a great entertaining space to enjoy the views across the village. Beneath the property is a full undercroft which spans the footprint of the house and offers excellent storage.

Offering a sought after village location, impressive views, a versatile layout, and generous gardens, this property presents an excellent opportunity for buyers looking to make a long term home in St Bees. Viewing is recommended to appreciate the setting and potential on offer.

- **Four bedroom dormer bungalow**
- **Elevated position with far reaching views over the village**
- **Generous front and rear gardens**
- **Driveway parking for multiple cars, large garage**
- **Full undercroft providing extensive storage**
- **EPC Rating F**
- **Tenure: Freehold**
- **Council Tax Band D**





## 9 Abbey Vale

### Location & directions:

Abbey Vale is a popular residential area within the heart of St Bees village. The property is within walking distance of local amenities including well regarded schools. The stunning St Bees coast is just a short drive or walk away, offering beaches, cliff walks, and coastal trails. The village benefits from easy access to local employment centres, a railway station providing access to Workington, Whitehaven, and beyond, and good road links for commuting further afield. Abbey Vale combines a peaceful village lifestyle with convenience and access to the best of the Cumbrian coastline.

### Directions

The property can be located on Abbey Vale using either CA27 0EF or [What3words///vitals.draw.adapt](https://www.what3words.com/vitals.draw.adapt)



## ACCOMMODATION

### Entrance Hallway

Approached via UPVC door with obscured side panel, stairs to first floor bedrooms, doors to accommodation, radiator and wood effect flooring.

### Lounge/Dining Room

14' 10" x 13' 10" (4.51m x 4.21m)

Positioned to the front of the property, with large window, coved ceiling, electric fire set in wooden surround with contrasting hearth and backplate, and radiator.

### Living Room

11' 8" x 14' 4" (3.56m x 4.38m)

Large reception room positioned to the front of the property and commanding superb views over the village, coved ceiling, electric fire set in traditional surround with matching hearth and backplate.

### Kitchen

8' 8" x 9' 4" (2.65m x 2.85m)

Fitted with a range of modern wooden wall and base units, with complementary worksurfacings incorporating a stainless steel sink and drainer unit. Electric oven and hob, space for undercounter fridge and plumbing for washing machine. Window to rear with views over the village. Opens to rear porch.

### Rear Porch

3' 9" x 7' 11" (1.14m x 2.42m)

Of dwarf wall construction with windows to rear and side, upvc door to gardens.

### Bedroom 1

11' 3" x 9' 1" (3.42m x 2.77m)

Double bedroom with window to front elevation, fitted wardrobes to one wall, coved ceiling and radiator.



**Bedroom 2**

9' 10" x 9' 4" (3.00m x 2.84m)

Coved ceiling, window to rear, 2 storage cupboards, radiator.

**Bathroom**

7' 8" x 6' 0" (2.34m x 1.83m)

Fitted with 3 piece suite comprising close coupled WC, wash hand basin set on vanity unit and bath with electric shower over. PVC panelled walls, obscured window and chrome radiator.

**FIRST FLOOR LANDING**

13' 9" x 5' 6" (4.18m x 1.67m)

**Bedroom 3**

12' 3" x 9' 3" (3.73m x 2.82m)

Double bedroom with window to rear providing views over the village, storage cupboard and useful undereaves storage.

**Bedroom 4**

12' 3" x 10' 11" (3.74m x 3.34m)

Double bedroom with window to front elevation, fitted wardrobes and storage cupboard.





## EXTERNALLY

### Garden

The property features a small lawned garden to the front, complemented by a well stocked rockery. A side access leads to a generous rear garden, predominantly laid to lawn, which includes an elevated composite balcony offering farreaching views over the village and providing an ideal space for entertaining or simply enjoying the outlook. Additionally, the home benefits from a useful undercroft spanning the full footprint of the property at varying heights, offering excellent storage.

### DRIVEWAY

3 Parking Spaces

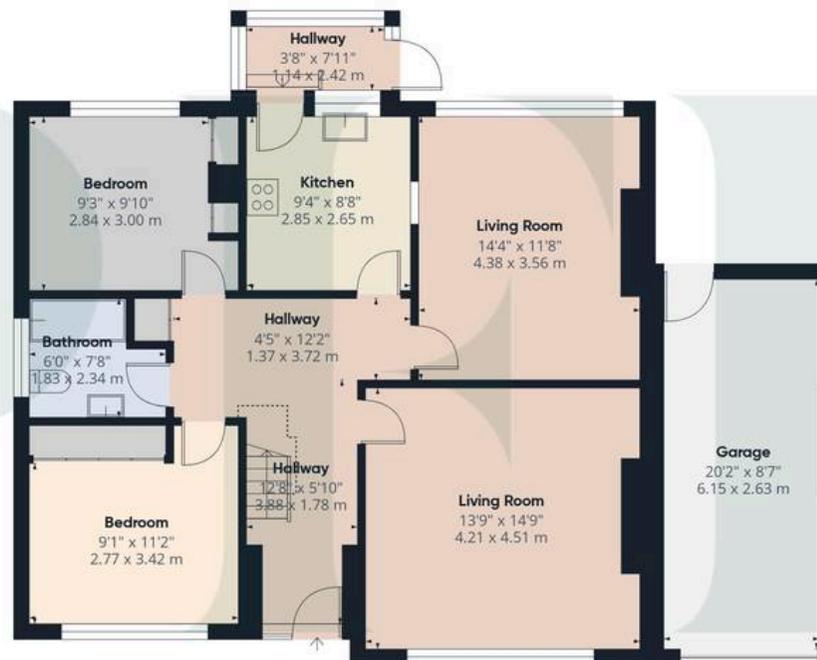
There is a generous driveway to the front of the property for several cars.

### GARAGE

Single Garage

2.63m x 6.15m (8' 8" x 20' 2") A large single garage adjoins the property. Benefitting from up and over door, power and light.





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

1391 ft<sup>2</sup>

129.5 m<sup>2</sup>

**Reduced headroom**

16 ft<sup>2</sup>

1.5 m<sup>2</sup>

(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**

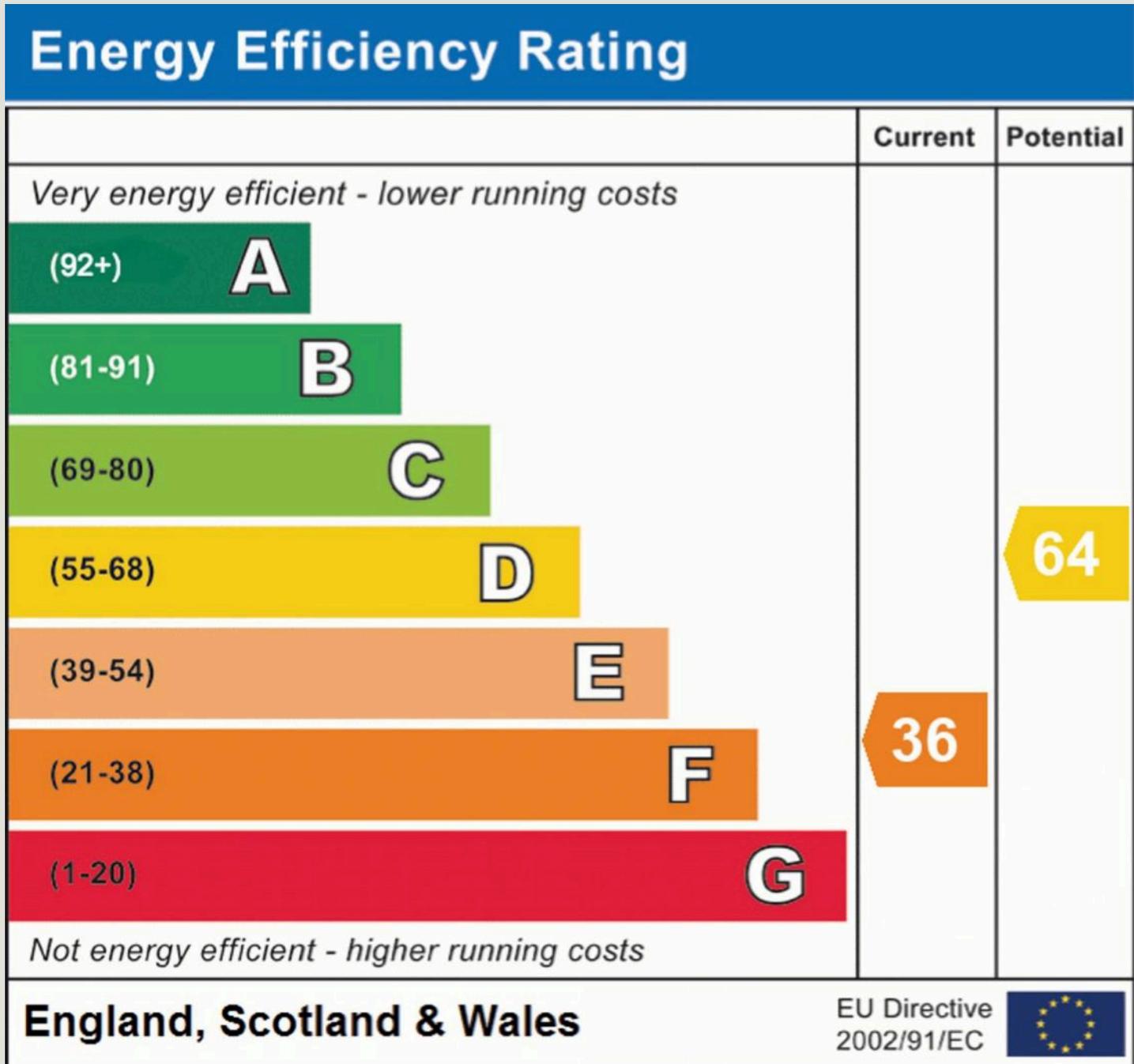
**Services**

Mains electricity, water & drainage. Oil central heating to the ground floor only 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**

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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50





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