



13 The Crofts, St. Bees, CA27 0BH

Guide Price £240,000

PFK

13 The Crofts

The Property

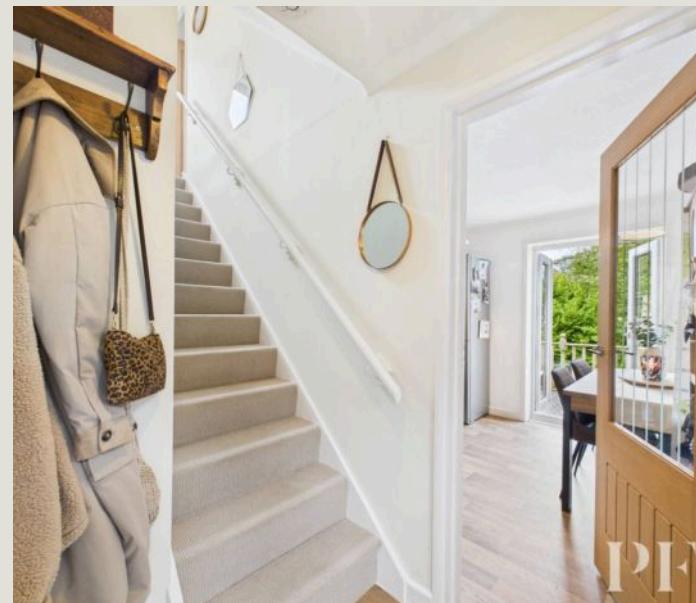
A lovely family home in St Bees, offering well presented accommodation on a popular estate – perfect for families or first time buyers.

13 The Crofts is a detached property, well positioned within this sought after development. With driveway parking, a single garage, gardens, and three bedrooms, the home is sure to attract strong interest. Being sold with no onward chain, it offers a smooth and straightforward move.

The accommodation briefly comprises an entrance hall, lounge, and a spacious dining kitchen. To the first floor are two double bedrooms, a single bedroom, and a family bathroom.

Externally, the rear garden is landscaped with a decked area, a lower level lawn, and patio seating, creating a range of spaces to enjoy. To the front, there is ample offroad parking for multiple vehicles along with a single garage.

- **Detached family home in a popular St Bees estate**
- **Three bedrooms, lounge, & spacious dining kitchen**
- **Rear garden with decking, lawn, & patio areas**
- **Driveway parking for multiple vehicles**
- **Sold with no onward chain**
- **EPC rating C**
- **Council Tax: Band C**
- **Tenure: leasehold**





13 The Crofts

Location & Directions

St Bees is a highly sought after coastal village on the edge of the Lake District National Park, best known for its long sandy beach, dramatic cliffs, and historic priory. The village offers a welcoming community with a range of local amenities including shops, pubs, a primary school, and the well regarded St Bees School. With a railway station providing links to Whitehaven, Workington, and Carlisle, as well as easy access to Sellafield, it is a popular location for families, professionals, and those seeking a balance of coastal and countryside living.

Directions

The property is located at 13 The Crofts, St Bees. For satnav users, the postcode is CA27 0BH, and the What3words location is [///neutron.thumbnail.saves](https://what3words.com/neutron.thumbnail.saves).

ACCOMODATION

Entrance Hall

4' 9" x 4' 6" (1.44m x 1.38m)

Accessed via a UPVC door, this area leads into the kitchen and living room and provides a convenient space for hanging coats.

Living Room

15' 11" x 13' 4" (4.85m x 4.07m)

Spacious lounge with gas fire, white stone inset, hearth and surround and two UPVC double glazed windows, one overlooking the front garden.

Dining Kitchen

15' 11" x 8' 10" (4.85m x 2.68m)

Kitchen with matching base and wall units, contrasting work surfaces, oven with hob and extractor, 1.5 sink with drainer, partly tiled walls, wine cooler, space for fridge/freezer, storage cupboard, side door, window overlooking the garden and French doors to patio.

FIRST FLOOR LANDING

9' 10" x 6' 0" (3.00m x 1.84m)

Two storage cupboards, window overlooking St Bees, and loft access.

Bedroom 1

15' 11" x 9' 0" (4.85m x 2.74m)

Bedroom 2

9' 3" x 9' 8" (2.81m x 2.94m)

Bedroom 3

6' 6" x 9' 10" (1.98m x 3.00m)

Bathroom

5' 5" x 6' 5" (1.66m x 1.95m)

Comprising three piece suite, obscured side window, partly tiled walls, bath with shower and newly installed shower boards.





EXTERNALLY

Garden

The rear garden is landscaped with a decked area, a lower level lawn, and patio seating, creating a range of spaces to enjoy. As the property is detached there is access either side of the property, and this can be gated, making it a secure space for children and pets.

Garage

Single Garage

Driveway

3 Parking Spaces







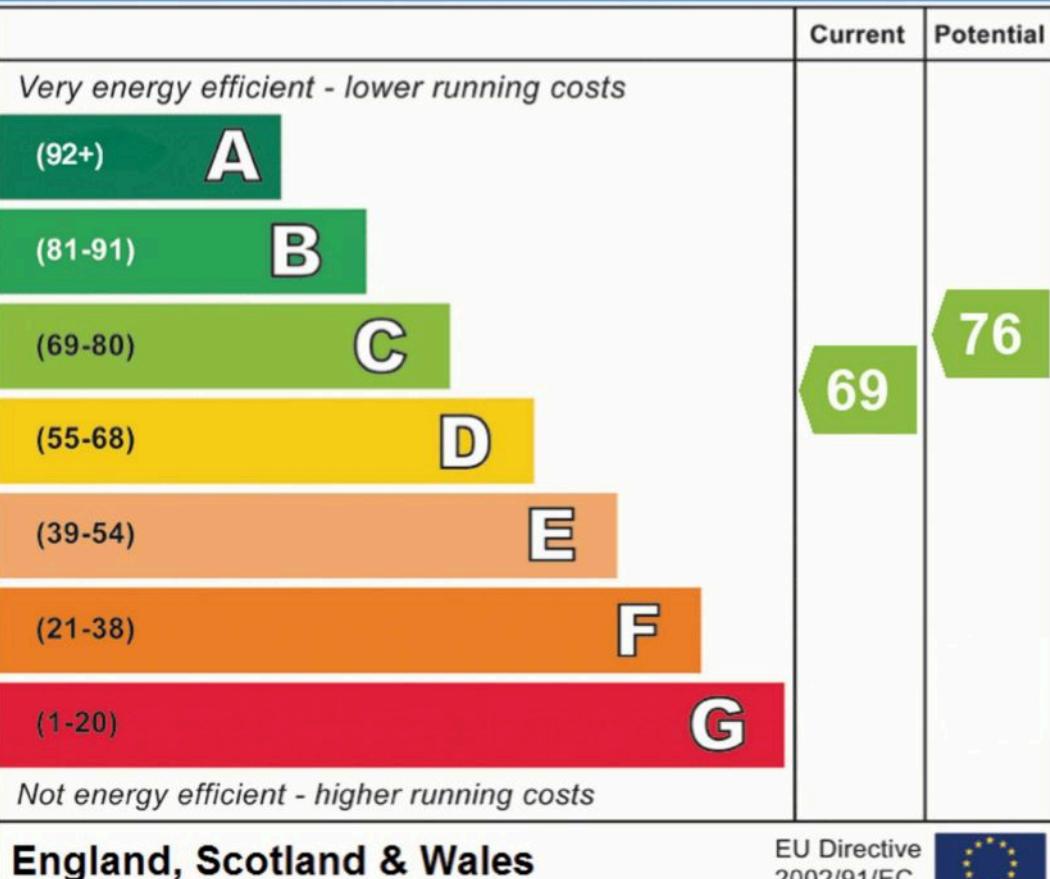
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Approximate total area⁽¹⁾
768 ft²
71.4 m²

(1) Excluding balconies and terraces.
Calculated reference the RICS IPMS
UK standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GRAFFITI360

Energy Efficiency Rating



ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas fired 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 & Other Payments

PKF 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 PKF will receive a referral fee : Napthens 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.

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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