



St. Marys Vicarage, Church Street, Maryport, CA15 6HE

Guide Price £225,000

PFK

St. Marys Vicarage, Church Street

The Property:

Step inside this beautifully presented four bedroom detached home, where contemporary comfort meets inviting family living in every thoughtfully designed space. The heart of the house is large yet cosy living room, with multi fuel stove, sliding doors to the balcony overlooking the garden and neighbouring churchyard, and access into the dining room. The dining room can accommodate an 8 person table comfortably, and when combined with the spacious study offers three reception rooms creating a huge amount of flexibility within the living spaces. A large kitchen with ample cabinets and countertop space provides an excellent entertaining space, whilst a separate laundry room makes household chores so much easier.

Upstairs, the four generously sized bedrooms provide peaceful retreats for every member of the family, the two contemporary bathrooms are designed with functionality in mind, featuring a luxurious walk-in shower and a bath with overhead shower, offering options for both quick refreshes and leisurely soaks.

Practicality is woven throughout the home, with plentiful storage solutions and a spacious garage complemented by offroad parking, ensuring there's room for all the family vehicles and more. The property's layout perfectly balances sociable open spaces with private nooks, making it just as suited to lively get togethers as to quiet moments of relaxation. Every detail, from the quality fixtures to the ambient warmth of the wood burning stove, has been carefully considered to create a home that is both stylish and supremely comfortable. With its blend of space and welcoming atmosphere, this property is ready to become the backdrop for your family's next chapter.





St. Marys Vicarage, Church Street

Location & Directions:

Situated in one of the most sought after areas to live in the coastal town of Maryport, offering easy access to schools, shops and everyday amenities. The town centre, marina and harbour are all close by, while scenic coastal walks and excellent transport links make this a location that appeals to families, commuters and those seeking the best of coastal and town living.

Directions

The property can be found under postcode CA15 6HE

- Spacious 4 bed detached
- Large wraparound plot, ample parking & garage
- 3 reception, 2 bathrooms
- Popular part of Maryport
- No chain
- EPC rating C
- Council Tax: Band D
- Contemporary bathrooms (walk-in shower & bath with shower)
- Tenure: TBC



ACCOMMODATION

Entrance Hallway

7' 10" x 5' 4" (2.38m x 1.63m)

Accessed via external UPVC door, wooden internal doors to all rooms, tiled floor.

Study

14' 7" x 12' 8" (4.44m x 3.87m)

Dual aspect room with UPVC double glazed door leading to Juliette balcony. Wall mounted shelving, built in storage cupboards and desk.

WC

4' 0" x 3' 9" (1.22m x 1.15m)

WC and wash hand basin with tiled splashback.

Hallway

6' 8" x 4' 5" (2.04m x 1.34m)

Living Room

17' 2" x 14' 2" (5.22m x 4.33m)

Triple aspect room with sliding doors giving access to balcony, wood burning stove with slate hearth, wall mounted light.

Dining Room

11' 7" x 10' 10" (3.53m x 3.30m)

Dual aspect room with space for an 8 person dining table.

Landing

11' 7" x 3' 1" (3.54m x 0.93m)

High vaulted ceiling with twin Velux skylights. Built in understairs storage cupboard

Kitchen

11' 10" x 11' 7" (3.61m x 3.53m)

Side aspect room comprising a range of base and wall units in a light wood effect finish with complementary black granite effect countertop. Point for freestanding electric cooker, 1.5 bowl stainless steel sink with drainage board and mixer tap, plumbing for undercounter dishwasher.



Hallway

6' 0" x 3' 3" (1.83m x 1.00m)

UPVC external door leading to garden.

Laundry Room

6' 5" x 4' 5" (1.95m x 1.34m)

Rear aspect room with granite effect countertop and stainless steel sink with drainage board, plumbing for undercounter washing machine, space for undercounter fridge or tumble dryer.

Bedroom 1

10' 1" x 8' 0" (3.07m x 2.43m)

Rear aspect single bedroom.

Bedroom 2

11' 3" x 9' 11" (3.42m x 3.01m)

Dual aspect double bedroom.

Bedroom 3

12' 10" x 9' 1" (3.92m x 2.76m)

Large triple aspect double bedroom with twin built in double wardrobes.

Bedroom 4

13' 0" x 12' 11" (3.96m x 3.93m)

Side aspect double bedroom with built in storage cupboard, and sink with vanity and storage units.

Bathroom

7' 7" x 5' 4" (2.31m x 1.62m)

Side aspect room comprising three piece suite; WC, wash hand basin with storage unit and bath with electric shower over. Tiled splashback, built in airing cupboard.

Shower Room

7' 10" x 3' 10" (2.39m x 1.18m)

Walk in shower cubicle with main shower, WC and wash hand basin, tiled splashback, heated towel rail.





EXTERNALLY

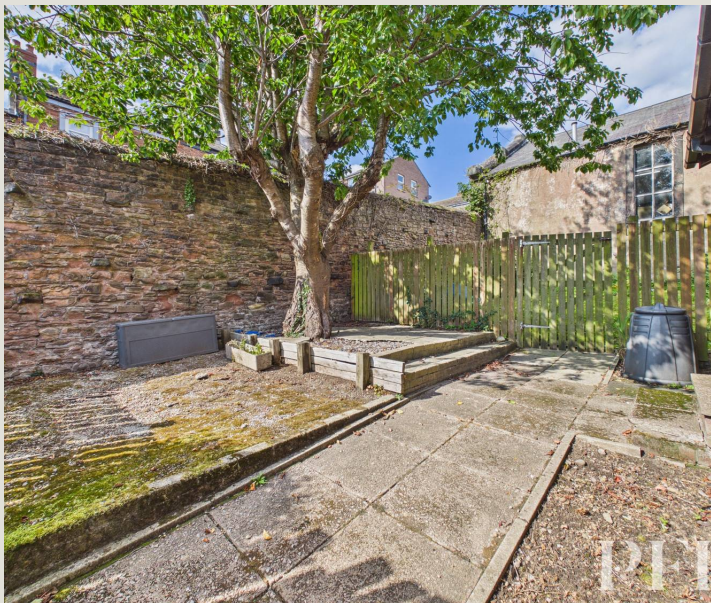
Garden

The property enjoys a substantial wraparound plot with ample offroad parking, garage, lawned areas, mature perennials and shrubbery, patio areas and veg plots.

Driveway

5 Parking Spaces

The property enjoys ample offroad parking and an attached under garage.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1668 ft²

154.9 m²

Reduced headroom

3 ft²

0.3 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.

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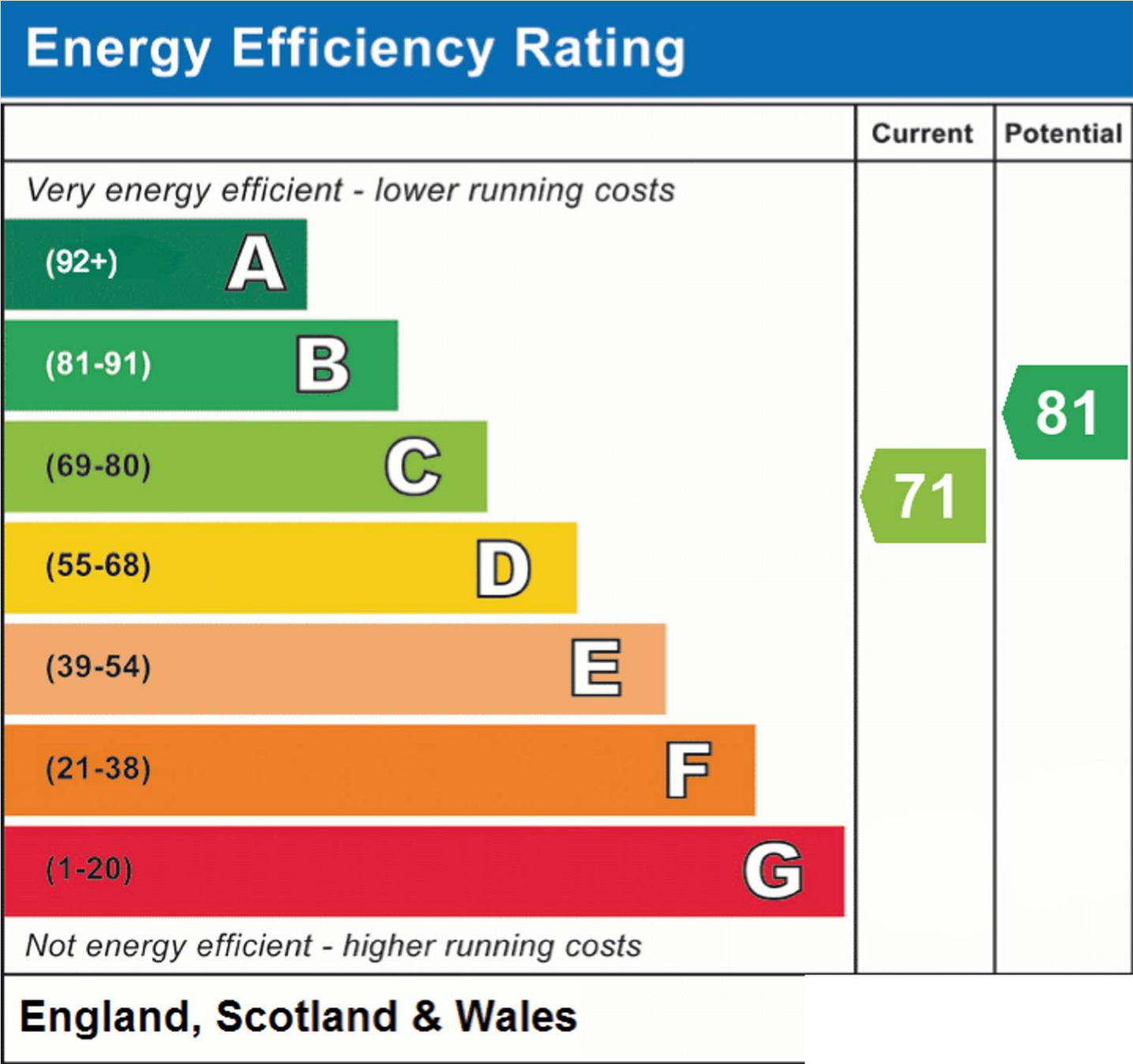
ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

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