GRISDALES
PROPERTY SERVICES

Stoneymount House 1, Hillside, St. Bees, CA27 0AP

£495,000

Overlooking the sought after village of St. Bees, Stoneymount House offers a perfect blend of comfort and elegance set over split levels internally. With four spacious reception rooms, this property is ideal for both entertaining guests and enjoying quiet family time. The generous layout includes four well-appointed bedrooms and three modern bathrooms, all with showers.

The design of the home promotes a sense of openness and light, making it a welcoming retreat. Its mature wrap-around gardens add to the appeal, as does the location of Hillside, a cul-de-sac development of just five individually designed detached houses.

The property features a double garage and a driveway, providing secure parking and additional storage space. This home is not just a place to live; it is a lifestyle choice, offering a tranquil setting while being close to local amenities and the stunning coastline.

Call us today on 01946 693931 to take a look around.

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THINGS YOU NEED TO KNOW

The property benefits from double glazed windows throughout, mains gas, electricity, water and drainage.
The property receives a power supply and income from solar panels installed on the roof.
Though the property is leasehold under the historic St Bees Lease no ground rent or service charges are payable.

ENTRANCE

Is via a UPVC front door, accessed by steps to the front of the property, leading into:

HALLWAY

Large entrance space with doors leading to internal access to garage and:

OFFICE / STUDY

13'5" x 12'9" (4.10 x 3.89)

Front aspect double glazed window, radiator. Stairs leading to:

FIRST FLOOR SPLIT LANDING

Doors leading to:

LIVING ROOM

16'0" x 10'10" (4.88 x 3.32)

Rear aspect double glazed window, radiator.

KITCHEN / BREAKFAST ROOM

16'10" x 15'11" (5.15 x 4.86)

With a range of cream wooden wall and base units with complementary work surfaces, range cooker, integrated dishwasher and fridge, inset double sink and drainer unit, integrated plate rack within units, integral wine rack in matching dresser, island breakfast bar seating area with extractor fan above, rear aspect double glazed windows, floor tiling, under counter lighting. Door leading to:

UTILITY

9'8" x 9'7" (2.97 x 2.93)

Base units matching the kitchen, plumbing for washing machine, wall-mounted Worcester boiler, tumble dryer vent. Door leading to garden. Door leading to:

DOWNSTAIRS SHOWER ROOM

Three piece suite comprising walk-in shower, W.C and wash basin. Double glazed window, heated towel rail.

FIRST FLOOR LANDING SPLIT 2

DINING ROOM

13'3" x 13'2" (4.04 x 4.02)

Patio doors leading to side external, built in storage cupboard. Double doors opening into:

SITTING ROOM

19'7" x 16'5" (5.98 x 5.01)

Multi aspect windows with panoramic views across the village, the golf course and across the Irish Sea to the Isle of Man.

FIRST FLOOR LANDING SPLIT 3

BEDROOM FOUR

11'10" x 10'1" (3.62 x 3.08)

Double in size, rear aspect double glazed window, radiator, sea views. Fitted wardrobes and shelves. Matching bedside cabinet and desk/dressing table

SECOND FLOOR LANDING

BEDROOM THREE
13'5" x 12'7" (4.09 x 3.84)

Double in size, rear aspect double glazed window, radiator, white half mirrored fitted wardrobes.

BATHROOM

Five piece suite comprising Corner bath, walk-in shower, W.C, bidet and wash hand basin. Frosted double glazed window, radiator, wall tiling.

BEDROOM TWO
16'0" x 12'8" (4.90 x 3.87)

Double in size, rear aspect double glazed window. Fitted wardrobes, shelves and cupboard, matching bedside cabinets.

BEDROOM ONE
16'4" x 13'2" (4.98 x 4.02)

Large double in size, multi aspect double glazed windows, radiator, recessed storage with mirror doors. Sea Views. Leading straight into:

DRESSING ROOM
8'1" x 6'1" (2.48 x 1.87)

Fitted wardrobes with sliding mirrored doors, side aspect double glazed window. Door leading to:

EN-SUITE BATHROOM

Bath with overhead shower, W.C and wash hand basin. Radiator, airing cupboard, wall tiling.

GARAGE
19'8" x 16'7" (6.01 x 5.07)
Double in size with electric front door. Power and lighting fitted. Electric car charging point. Mains feed for solar panels.

FRONT EXTERNAL

Driveway parking for 3/4 vehicles. Built-in external storage underneath the front steps to the property.

SIDE EXTERNAL

There is a private paved patio seating and dining area boasting views over St Bees coast. A Jacuzzi - style tiled pool is inset within patio. Lean-to tool shed against northern elevation.

REAR EXTERNAL

Tiered garden with steps up to grassed lawn area, allowing access to the summer house at the top of the garden. The property is bordered with decorative trees and shrubbery.

VIEWS

Fabulous views over the St Bees Head and the sea, with a view of the Isle of Man.

DIRECTIONS
The property is best approached travelling South from Whitehaven on the B5345 into the village of St Bees past the Public School on the left hand side and over the railway line continuing onto the Main Street, take a left onto Outrigg. Follow the road up the hill, taking the left hand turn onto Hillside. Number 1. is the first house on the right.

W3W: ///shortage.bids.unstated

COUNCIL TAX
We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band F.

VIEWING ARRANGEMENTS
To view this property, please contact us on 01946 693931.

NOTES TO BROCHURE
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULA
Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

*Please note these details have yet to be approved by the vendors.

MOVING WITH GRISDALES
Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL
If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT
If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

SURVEYS AND VALUATIONS
We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

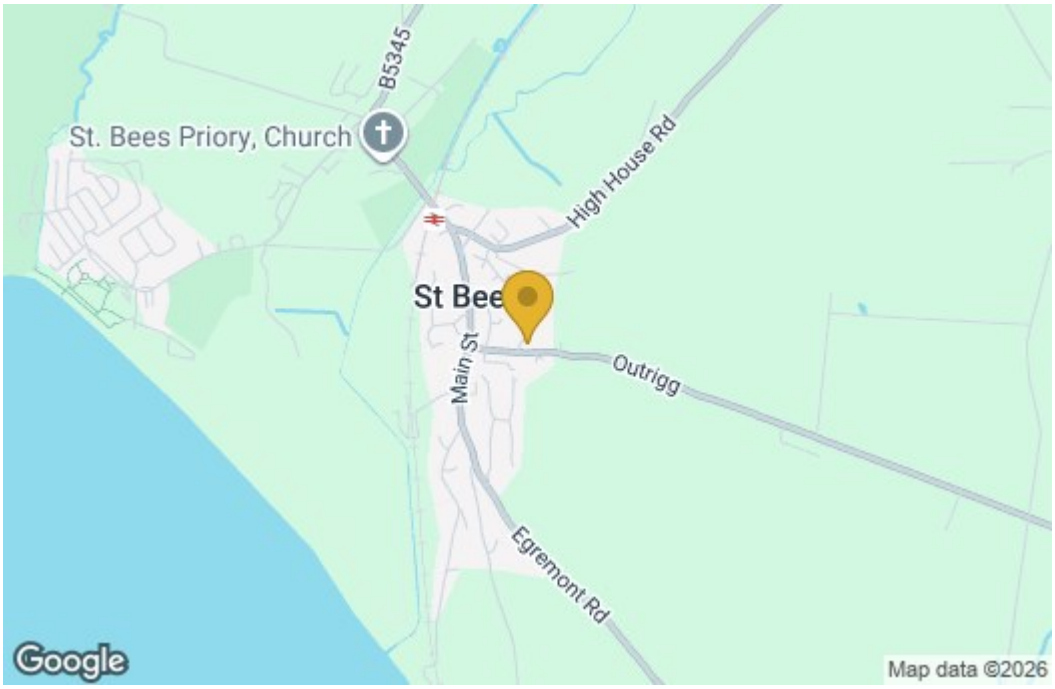
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

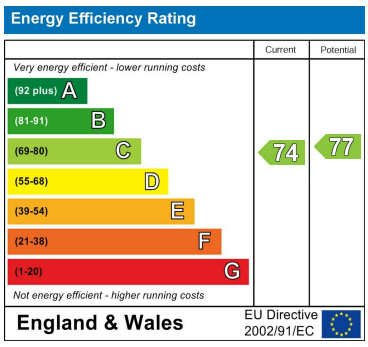
Floor Plan

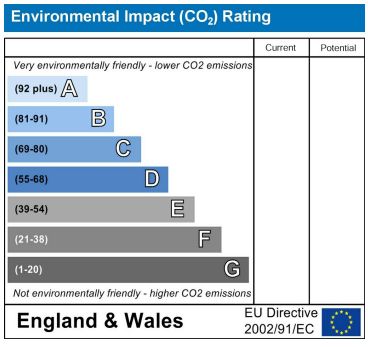
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Grisdales. REF: 1330444

Area Map



Energy Efficiency Graph





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