



16 Manesty Rise, Low Moorsby, Whitehaven, CA28 6RY

Guide Price £325,000

PFK

16 Manesty Rise

The Property:

Occupying an elevated position within the popular hamlet of Low Moresby, on the outskirts of Whitehaven, this attractive three bedroom detached bungalow offers generously proportioned accommodation, far reaching sea views and a wonderful balance of space, comfort and location.

Thoughtfully designed to make the most of its impressive outlook, the principal living accommodation is positioned to the front of the property, allowing the views to take centre stage. The welcoming entrance hallway leads through to a spacious lounge diner, where large windows frame the coastal scenery, with the added benefit of a sun room providing a further reception space. A small home office offers excellent flexibility for those working remotely, while the large contemporary dining kitchen provides a fantastic setting for everyday family life and entertaining, complemented by a useful adjoining utility room. Three well proportioned bedrooms and a stylish four piece family bathroom complete the internal accommodation, making this a versatile home with plenty to offer a range of buyers.



16 Manesty Rise

The property continued....

Externally, the bungalow boasts generous lawned gardens to the front and side, attractively enclosed by established hedging to provide a sense of privacy and a pleasant outdoor setting. A decked patio creates an ideal spot for outdoor dining. There is driveway parking to the side for one vehicle as well as a large single garage situated beneath the bungalow, providing valuable additional parking, storage or workshop potential. Set within a well regarded residential area popular with families and retirees, the property enjoys convenient access to Whitehaven and the surrounding road network, including the A595. Offering spacious accommodation, appealing outdoor space and an enviable outlook, this is an excellent opportunity for families, those relocating to the area, or buyers searching for a peaceful and comfortable retirement property.

Viewing is strongly advised.

- 3 bed detached bungalow in a popular hamlet of Low Moresby
- Far reaching sea views
- Attractive lawned gardens with a decked patio
- Ideal for families, relocation or retirees
- Driveway parking & large single garage
- Tenure: Freehold
- EPC rating TBC
- Council Tax: Band D





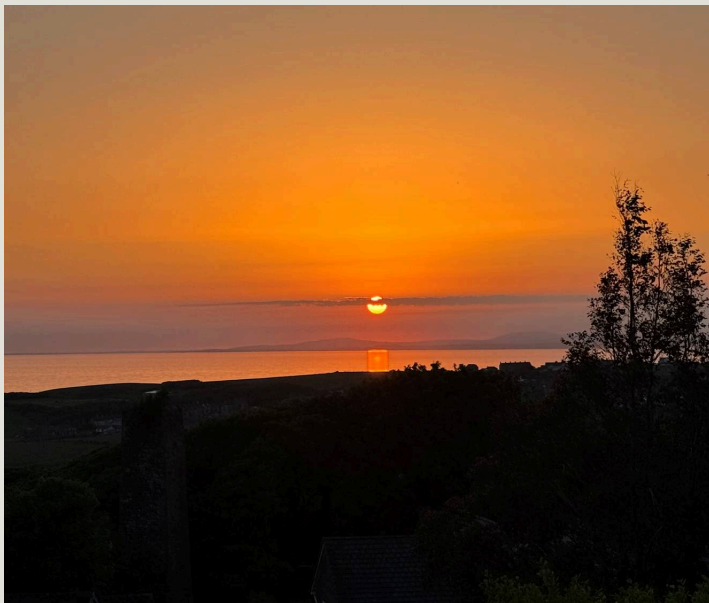
16 Manesty Rise

Location & Directions:

Situated in the popular hamlet of Low Moresby, on the outskirts of Whitehaven, Manesty Rise enjoys a peaceful residential setting while remaining conveniently placed for local amenities, well regarded schools and everyday essentials. Whitehaven town centre is just a short drive away, offering a range of shops, supermarkets, leisure facilities and railway connections along the Cumbrian Coast Line. The nearby A595 provides easy access to Workington, Cockermouth and surrounding employment centres, making this an appealing location for families, commuters and retirees alike, with the added benefit of beautiful coastal surroundings close at hand.

Directions

The property can be located using either CA28 6RY or [W3W///rebounder.parading.something](https://www.rebounder.parading.something)



ACCOMMODATION

Entrance Hallway

Lounge/Diner

24' 4" x 14' 4" (7.42m x 4.37m)

Conservatory

9' 2" x 8' 2" (2.79m x 2.49m)

Kitchen

13' 4" x 11' 7" (4.06m x 3.52m)

Dining Area

9' 11" x 9' 0" (3.03m x 2.74m)

Utility Room

8' 9" x 5' 9" (2.66m x 1.76m)

Bedroom 1

11' 10" x 10' 5" (3.61m x 3.17m)

Bedroom 2

8' 5" x 7' 2" (2.56m x 2.19m)

Bathroom

10' 4" x 6' 11" (3.14m x 2.11m)

Bedroom 3

10' 2" x 8' 4" (3.09m x 2.54m)





EXTERNALLY

Garden

The bungalow enjoys attractive lawned gardens to the front and side. Enclosed by established hedging, the gardens offer a pleasant degree of privacy and create an inviting setting for families, keen gardeners or those who simply enjoy spending time outdoors. A particular highlight is the decked patio, which provides an excellent space for outdoor dining and entertaining.

DOUBLE GARAGE

2 Parking Spaces

There is a private driveway to the side of the bungalow providing space for one car. In addition, a large single garage is located beneath the property, offering excellent potential for vehicle storage, additional general storage, hobbies or workshop use, subject to individual requirements.







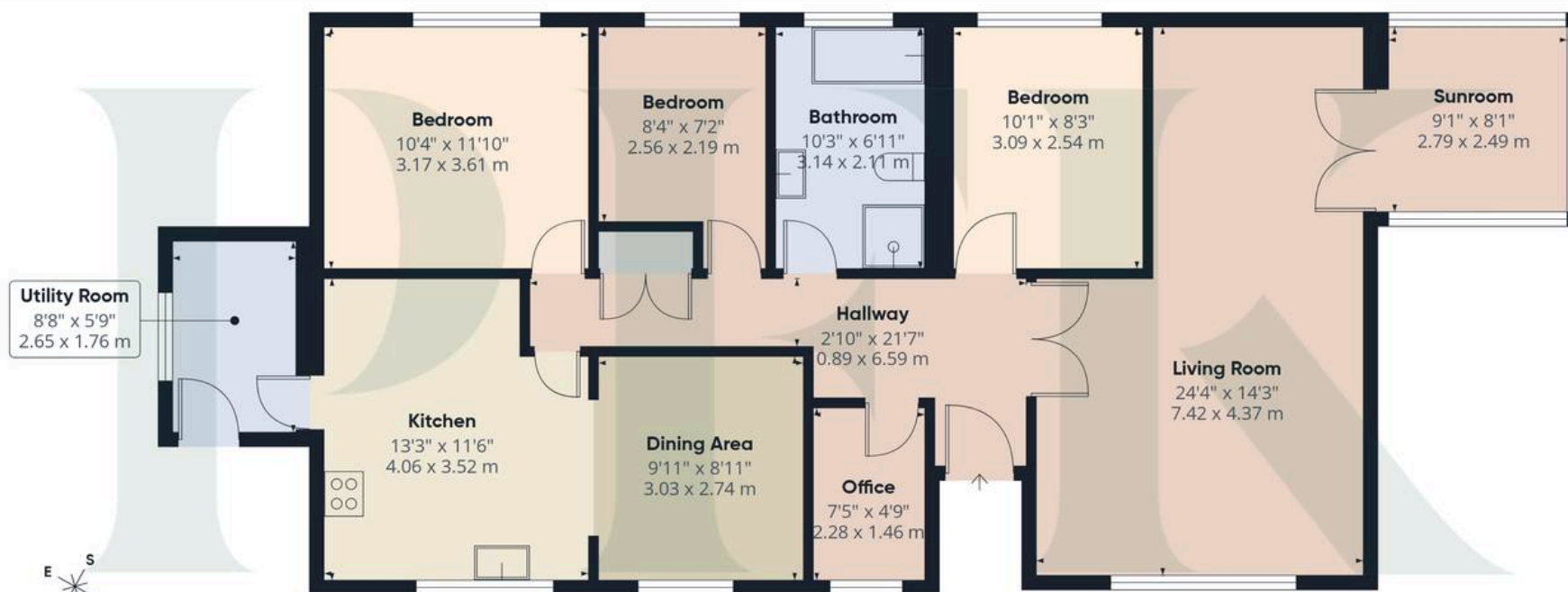


Floor 0

Approximate total area⁽¹⁾

1378 ft²

127.9 m²



Floor 1

(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.

GIRAFFE360

ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas 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 Fee Disclosure

PFK 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 PFK 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.



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