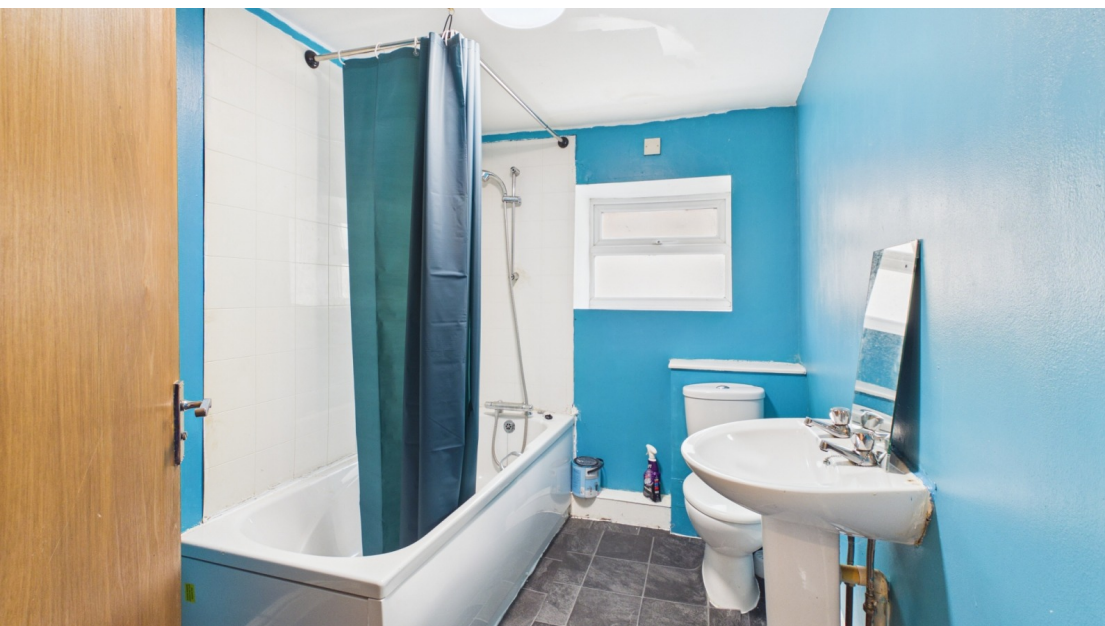




 6  
Bedrooms

 3  
Bathrooms









**A rare opportunity to acquire a block of three self-contained flats in the highly regarded coastal village of St Bees, with the flexibility to retain the existing tenant in Flat C or acquire all three flats with vacant possession.**

Situated in the popular coastal village of **St Bees**, at the western beginning of the renowned Coast to Coast walking route, this attractive investment opportunity comprises **three separate flats**, each offering comfortable accommodation with a kitchen-diner, two double bedrooms and a bathroom.

The property provides **six bedrooms, three bathrooms and three reception areas in total**, offering considerable potential for an investor looking to establish or expand a residential or holiday letting portfolio, subject to the necessary consents.

**Investment Opportunity** The property offers an appealing degree of flexibility.

**Flats A and B are currently vacant**, whilst **Flat C is occupied**, providing an immediate rental income opportunity. Alternatively, the purchaser has the option to acquire the property with **all three flats vacant**, allowing the new owner to undertake any desired works before letting the accommodation. The flats will be sold **unfurnished**. Each benefits from a kitchen-diner with essential appliances including an oven and hob, together with boiler provision. The double bedrooms offer good proportions and the bathrooms are fitted with baths, showers and the usual sanitary fittings.

The property would benefit from **some remedial works and decorative upgrading**, providing an incoming purchaser with the opportunity to improve and modernise the accommodation and potentially enhance both rental appeal and capital value. Once improved, the property offers excellent potential for **traditional Assured Shorthold Tenancy (AST) lettings** or, subject to any necessary planning, licensing and other consents, **holiday or short-term letting**. The location is particularly well suited to the latter, given St Bees' popularity with visitors and walkers exploring the western end of the Coast to Coast route and the wider Cumbrian coast.

**Location** St Bees is one of Cumbria's best-known coastal villages, combining a traditional village atmosphere with an attractive beach, stunning coastal scenery and excellent walking opportunities. The village is renowned as the starting point of the Coast to Coast Walk and attracts a steady stream of walkers and visitors throughout the year. Main Street provides convenient access to local amenities, with shops, cafés and other facilities available within the village. The surrounding coastline and countryside provide numerous opportunities for walking, recreation and tourism, whilst the village railway station offers connections to nearby towns and wider transport links. The combination of coastal appeal, tourism, walking routes and established local amenities makes St Bees an attractive location for both residential accommodation and holiday letting.

**Accommodation** The property is arranged as three individual flats, each comprising broadly: Kitchen-diner, Two double bedrooms, Bathroom, Separate living/reception accommodation

**Total accommodation: 6 bedrooms | 3 bathrooms | 3 reception areas | 3 kitchens**

The flats will be sold **unfurnished**, allowing the purchaser to furnish and style the accommodation according to their intended use.

**Tenure & Services** The property is offered as a block of three flats. Further information regarding tenure, tenancy arrangements, services and outgoings is available from the selling agent.

**Energy Performance Certificates:** Available upon request.

**Summary** This is an excellent opportunity to acquire a three-flat investment property in the popular coastal village of St Bees. The combination of two vacant flats and one currently occupied unit provides flexibility for both experienced landlords and investors seeking a refurbishment opportunity.

With some remedial and decorative improvement, the property has the potential to provide a strong and versatile income-producing asset, whether operated as traditional AST accommodation or, subject to the appropriate permissions, holiday lets.

The option to retain the existing tenant in Flat C or acquire all three flats with vacant possession gives prospective purchasers considerable flexibility in how they approach the investment.

Early inspection is strongly recommended to appreciate the accommodation, location and investment potential on offer.

**METHOD OF SALE** The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

**VIEWING** Strictly by arrangement with the Sole Agents:

**Mitchells Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ**

Tel: 01900 822016      Email: [info@mitchellsestateagency.co.uk](mailto:info@mitchellsestateagency.co.uk)

**SERVICES** The property benefits from mains electricity, gas and water and drainage.

**VALUED ADDED TAX (VAT)** VAT will be charged if applicable.



Approximate total area<sup>(1)</sup>  
1763 ft<sup>2</sup>  
163.9 m<sup>2</sup>

Reduced headroom  
3 ft<sup>2</sup>  
0.2 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.

GIRAFFE360

