



8 Croft Foot Sandwith, Whitehaven CA28 9UG

Flat



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64



GRISDALES

PROPERTY SERVICES

£85,000

Key Highlights

- Unique first-floor apartment set within an attractive courtyard-style development, featuring characterful traditional details.
- Spacious accommodation including two generous double bedrooms, a comfortable lounge, and a stylish modern kitchen and bathroom.
- Conveniently positioned for easy access to the Lake District National Park, St Bees, Whitehaven, and major local employers.
- Peacefully located in the picturesque village of Sandwith, offering a tranquil setting close to the coast and countryside.
- Ideal purchase for first-time buyers, buy-to-let investors, or those seeking a low-maintenance home to downsize into.
- Well-maintained communal grounds and designated resident parking provided within a private car park.

8 Croft Foot, Whitehaven



8 Croft Foot, Whitehaven



Welcome to Croft Foot, Sandwith, Whitehaven

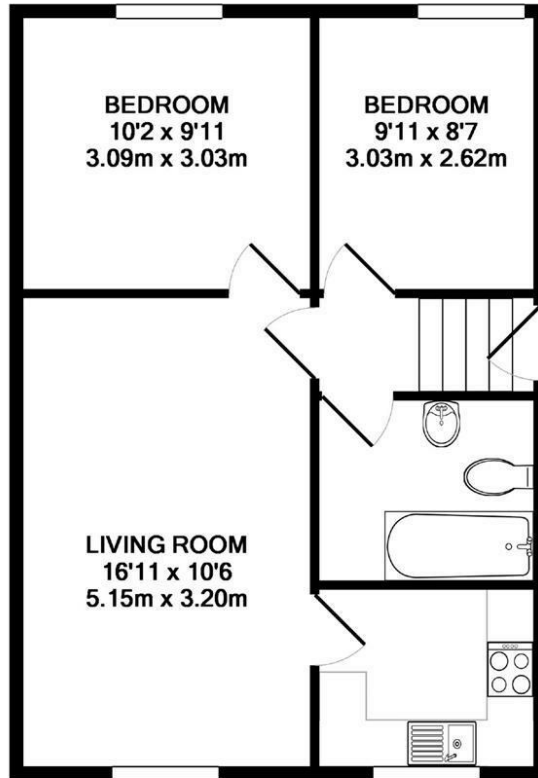
A unique and beautifully presented first-floor apartment set within an attractive courtyard-style development, combining characterful traditional features with modern comfort. Ideal for first-time buyers, buy-to-let investors, or those looking to downsize, this delightful home enjoys the peaceful and picturesque setting of Sandwith village.

Perfectly positioned, the property offers easy access to the stunning Lake District National Park, the popular coastal village of St Bees, and the historic harbour town of Whitehaven. It is also conveniently located for commuters travelling to Westlakes Science Park, Sellafield, and West Cumberland Hospital.

Deceptively spacious throughout, the apartment features two generous double bedrooms, a welcoming lounge, and a stylish, kitchen and bathroom suite. Outside, residents can enjoy well-maintained communal grounds and the convenience of designated parking within the private residents' car park.

Offering a wonderful balance of tranquillity, character, and accessibility, this attractive apartment is ready to move into and enjoy.

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Total Floor Area:
495.00 sq ft

OWNERS COMMENTS

In the owners words "We have let this property for a number of years and found that tenants have been very happy here. The setting is beautiful and the neighbours have all been great. The property will be sold with the existing furniture."

THINGS YOU NEED TO KNOW

The property is Leasehold with a term of 1000 years from 1st February 1989. There are no ground rent payable but there is a monthly charge of £25.00 to contribute to the maintenance of the communal areas. The property benefits from LPG gas, mains electric, water and drainage services.

The property has a water meter.

Designated Residents parking in Bay #5.

The property does have loft space with access via a pull down ladder and has been part boarded.

DIRECTIONS

W3W://gazed.amending.gangs

From Whitehaven town centre head southerly following the signs towards St Bees, taking the right turning for Sandwith, on entering the village follow the road round to the left past The Dog and Partridge Inn, continue along the main road through the village and the property can be found on the left hand side indicated by Grisdales For Sale board.

ARE YOU SEEKING AN ADDITION TO YOUR RENTAL PORTFOL

This property has been previously let for many years and Managed by Grisdales. We have an extensive history of compliance certificates and works completed within this home. Current rental valuation would be £600 per calendar month, giving the new landlord a Gross Yield of 8.47% based on a purchase price of £85,000. For more information about renting this house, please speak to a member of our Lettings Team.

THE LOCAL COMMUNITY - CA28

CA28, centred on Whitehaven, offers a welcoming coastal community with a strong local identity, combining historic charm around Whitehaven Harbour and attractions like The Beacon Museum with easy access to the western Lake District and nearby beaches such as St Bees Beach. The area is well-served by a range of primary and secondary schools, convenient everyday shopping including Tesco Superstore Whitehaven, Morrisons Whitehaven and Aldi Whitehaven, along with essential public services such as West Cumberland Hospital and local transport links via rail and bus. Altogether, CA28 presents a practical and affordable place to live, appealing to families and professionals alike with its balance of amenities, community spirit and scenic surroundings.

LOCAL COMMUNITY - SANDWITH

Sandwith is a small rural village in west Cumbria, located between the coastal town of Whitehaven and the cliffs of St Bees Head, about 2 miles south of Whitehaven and close to the Irish Sea coast. Sandwith is known for its quiet, rural character, surrounded by farmland and open countryside. A public footpath leads from the village towards the dramatic coastal scenery of St Bees Head. The heart of the Village is the local Village Pub known for it's community spirit and community feel.











Location



Energy Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Additional Information

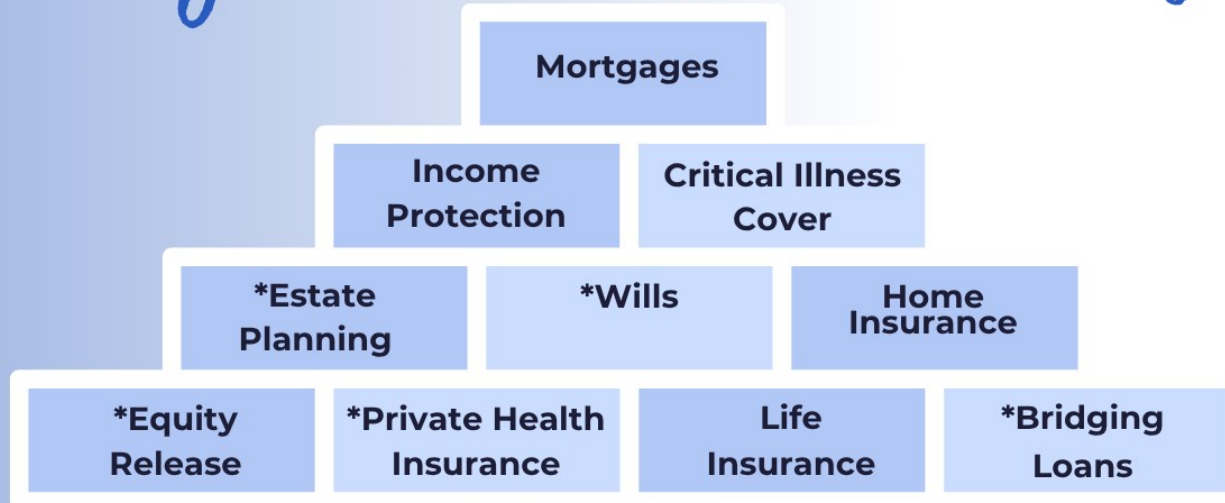
Tenure: Leasehold Council: Cumberland Council Tax Band: A

Please Note:

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



All your needs under one roof



*Advice in these areas will be referred to a specialist

Meet the team

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-Cockermouth

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The advice will be given by the right retirement plan limited

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