



## 11 Seacote Gardens, St. Bees, CA27 0AT

**Offers Over £225,000**

Just a stone's throw from the shoreline in the enchanting coastal village of St Bees, this beautiful home invites you to slow down and embrace the gentle rhythm of seaside living.

Here, the soft hush of the waves and the fresh sea air become part of your everyday.

Light spills effortlessly through the home, illuminating three airy bedrooms—peaceful spaces designed for rest, reflection, and quiet mornings. At its heart, a stunning open-plan living space unfolds; a place for laughter-filled evenings, sunlit breakfasts, and memories that linger long after the day is done.

Set within a sought-after modern development, with the ease of off-road parking, the property balances contemporary comfort with the timeless charm of its coastal setting. Currently a thriving holiday let, it holds both story and potential—ready to welcome new memories as a successful investment, a cherished second home, or a permanent escape by the sea.

With the beach just moments away and endless skies stretching over the horizon, this is more than a home—it is a feeling. A place to breathe, to unwind, and to belong.

## THINGS YOU NEED TO KNOW

The property is leasehold under the historic St Bees Lease in which there is no ground rents or service charges payable. The property benefits from double glazing, mains electricity; including an electric heating system, mains water and drainage.

## ENTRANCE

Via composite front door into:

## HALLWAY

Radiator, stairs leading to first floor, doors leading to:

## DOWNSTAIRS W.C



Two piece suite comprising of W.C and wash hand basin, side aspect frosted window, radiator.

## RECEPTION ROOM

19'10" x 14'0" (6.05 x 4.27)



Open plan living space allowing room for a dining and lounge area. Dual aspect windows, two radiators, door leading to:

## KITCHEN

8'3" x 7'1" (2.54 x 2.18)



Range of cream wooden wall and base units with complementary work surfaces. Integrated electric oven and hob with extractor fan above, inset sink and drainer unit, plumbing for washing machine, front aspect double glazed window.

## FIRST FLOOR LANDING

Doors leading to:

## BEDROOM ONE

11'1" x 8'7" (3.38 x 2.62)



Front aspect double glazed window, double in size, radiator.

## BEDROOM TWO

11'6" x 7'4" (3.53 x 2.26)



Velux windows, double in size, radiator.

## BEDROOM THREE

10'11" x 7'4" (3.33 x 2.24)



Side aspect double glazed window, small double in size, radiator.

## BATHROOM



Three piece suite comprising of bath, W.C and wash hand basin, frosted window, radiator.

## EXTERNALLY



Parking to the front of the property, for one vehicle. Grassed lawn area to the side, ideal for relaxing in and enjoying that fresh sea breeze.

## DIRECTIONS

The property is best approached by taking directions for St Bees and heading towards the beach area. Seacote Gardens can be found on your left hand side just before the Seacote Hotel and prior to the beach car park. Follow Seacote Gardens around to the left where the property is located in the corner.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band C.

## VIEWINGS

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 REGULATIONS 2008

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.

## 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

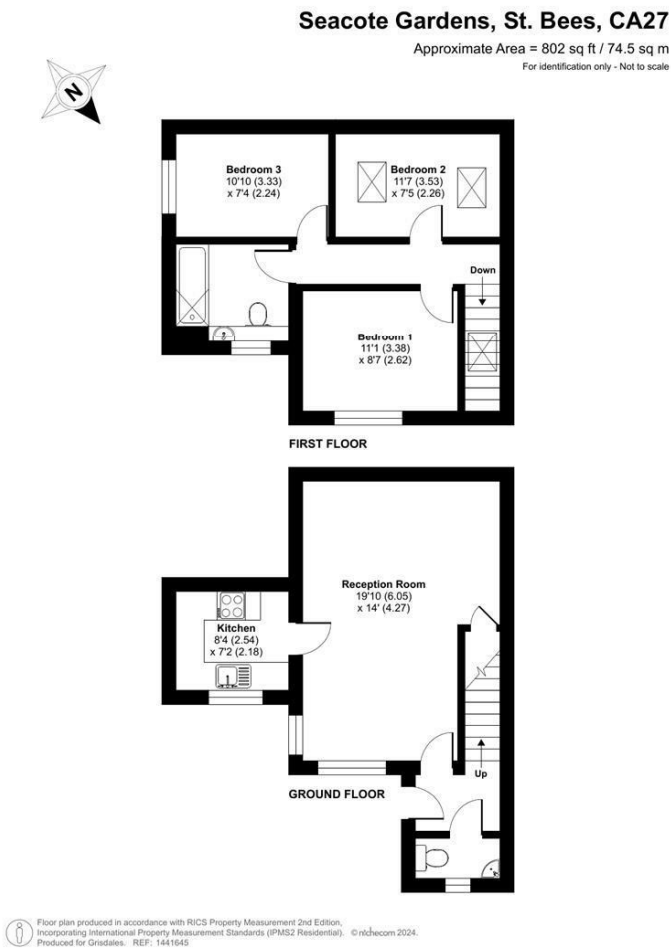
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's

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.

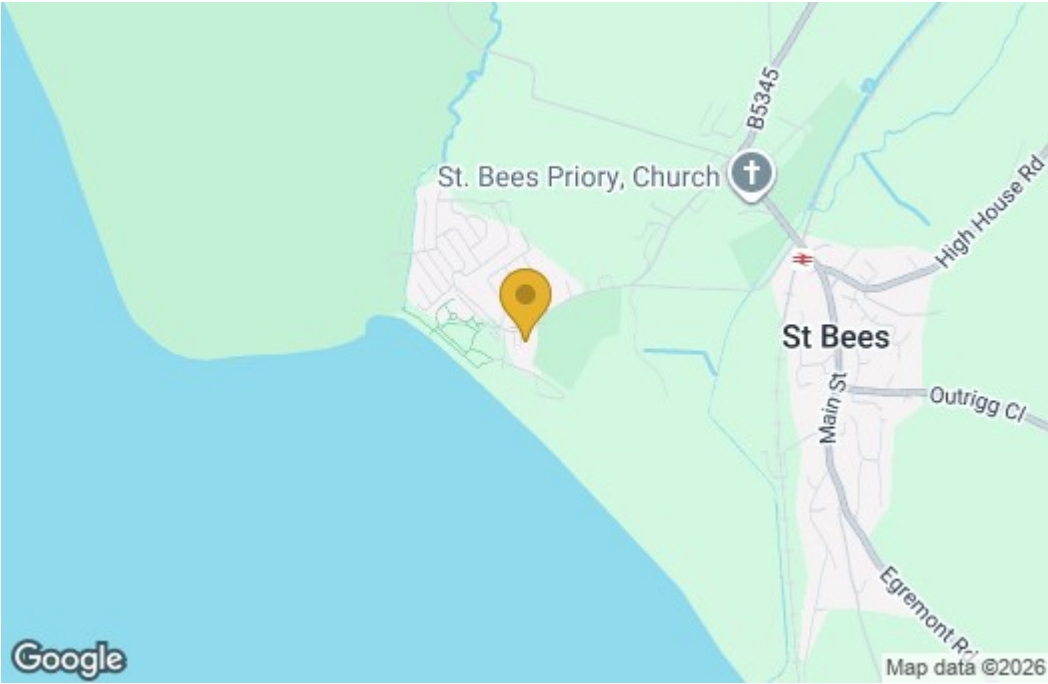
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

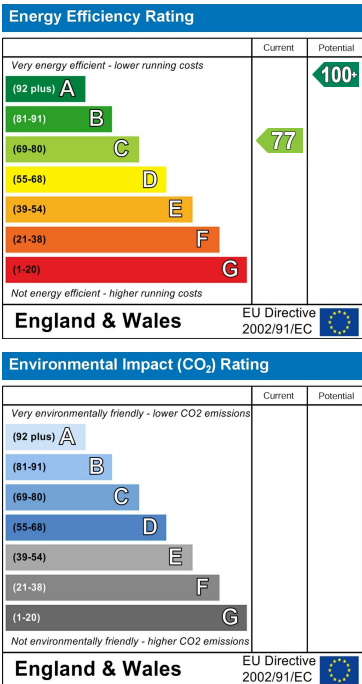
Floor Plan



Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.