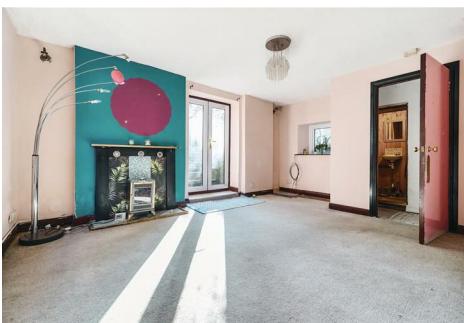




# GRISDALES

PROPERTY SERVICES



**19-20 Main Street, St. Bees, CA27 0DE**

**£250,000**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\* Don't be fooled by the "Main Street" address – this hidden gem is tucked away on a peaceful side road, offering a unique sense of privacy rarely found in the area. Unlike many neighbouring homes, this one boasts generous gardens and off-road parking, making it a real standout.

One of the most exciting features is the detached outbuilding – a two-storey, one-bedroom cottage – perfect as a private space for older children, a home office, or even a romantic couple's retreat that could provide a fantastic additional income stream. Originally two quaint cottages, the main home has been thoughtfully combined to offer a spacious and versatile layout that's ideal for family living. Inside, you'll find a large, well-equipped kitchen, two inviting reception rooms, three double bedrooms, convenient ground floor cloakrooms, and a stunning family bathroom.

And the location? Just a two-minute stroll to the train station and only five minutes from the beach – it really doesn't get much better. Ready to see it for yourself? NO ONWARD CHAIN! Call us today on 01946 693931 to arrange your viewing.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: [whitehaven@grisdales.co.uk](mailto:whitehaven@grisdales.co.uk)

## THINGS YOU NEED TO KNOW

The property is leasehold under the historic St Bees lease where no ground rent or service fees are collected.

The property benefits from main gas, electric and water supplies.

## ENTRANCE

The property is accessed via the Kitchen from the front of the property.

## KITCHEN

15'3" x 9'8" (4.67 x 2.97)



Range of wall and base units with complimentary work surfaces and tiled surrounds, inset sink unit, integral oven with four ring hob and extractor hood over, plumbing for a washing machine, radiator, front and rear aspect double glazed windows and door to:

## DINING ROOM

16'0" x 11'11" (4.88 x 3.64)



Great family dining area or second reception room with fireplace, uPVC door for rear access, radiator, double glazed rear aspect window and telephone point.

Archway to:

## LIVING ROOM

16'2" x 11'9" (4.94 x 3.59)



front and rear aspect double glazed windows, uPVC double glazed doors for rear access, fireplace and radiator. Door to the ground floor Inner Hallway with access to:

## CLOAKROOM



W.C, wash hand basin, radiator and wood panelling.

## STAIRS AND FIRST FLOOR LANDING

Rear aspect double glazed window, radiator and doors to:

### BEDROOM ONE

12'9" x 9'5" (3.89 x 2.88)



Large double bedroom with three multi aspect double glazed windows, vaulted ceiling with exposed beams and radiator.

### BATHROOM



Four piece suite comprising of a freestanding bath with crows feet and mixer tap and shower head, wash hand basin sat on storage space, W.C, shower cubicle, tall radiator and double glazed window.

### BEDROOM TWO

12'9" x 9'5" (3.89 x 2.88)



Double bedroom with front aspect double glazed window, wall hung gas central heating combi boiler and radiator.

### STAIRS TO SECOND FLOOR

Door to:

### BEDROOM 3

9'5" x 9'3" (2.88 x 2.84)



Double bedroom with velux double glazed window and radiator.

Drying room including a tumble dryer which vents out and small radiator.

### FRONT EXTERNAL



Parking is available off street, in front off the property, gated access to the rear garden.

EV car charger.

### REAR EXTERNAL



Family sized garden mainly laid to lawn including a range of mature trees and shrubs.

## OUTBUILDING



Use your own imagination, with some upgrades this could make a great one bedroom cottage (STPP) for anyone who is looking for their own independence but yet just moments away from the principle family home or turn this into a "couples retreat" and earn some extra income. Additional parking or seating area to the side.

## OUTBUILDING GROUND FLOOR

15'5" x 10'6" (4.71 x 3.22)



Would make great space for open plan living/ dining/ kitchen.

## OUTBUILDING FIRST FLOOR BEDROOM

15'8" x 11'1" (4.78 x 3.38)



Would make great space for Bedroom/ Bathroom

## CURRENT OWNERS PHOTOS



## DIRECTIONS

The property is best approached from Whitehaven. Travel south on the B5345 into the village of St. Bees, passing the public school on the left hand side and over the railway line crossing. Continue straight ahead on Main Street. High Garth can be located up the small road to the left hand side.

## COUNCIL TAX

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

## 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 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.

### **RENTAL PROTECTION PLAN**

Have you ever thought how you'd cover the cost of your rent if you were to become ill or injured and were unable to work? – Taking out Rental Protection Plan is a great way to protect yourself, or the ones you love should the unexpected happen during the length of the plan – ask to speak with our Protection Specialist.

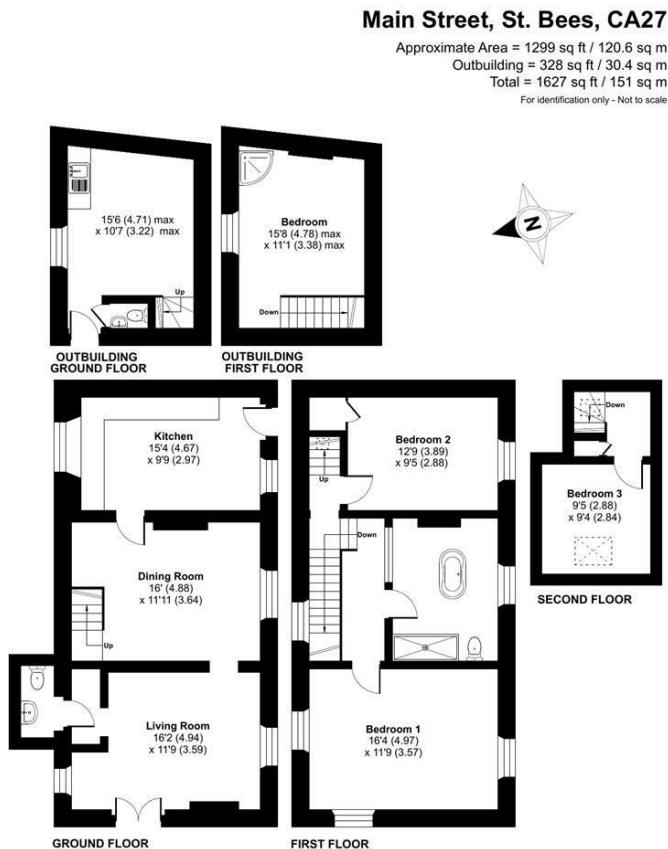
### **MORTGAGE ADVICE**

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.

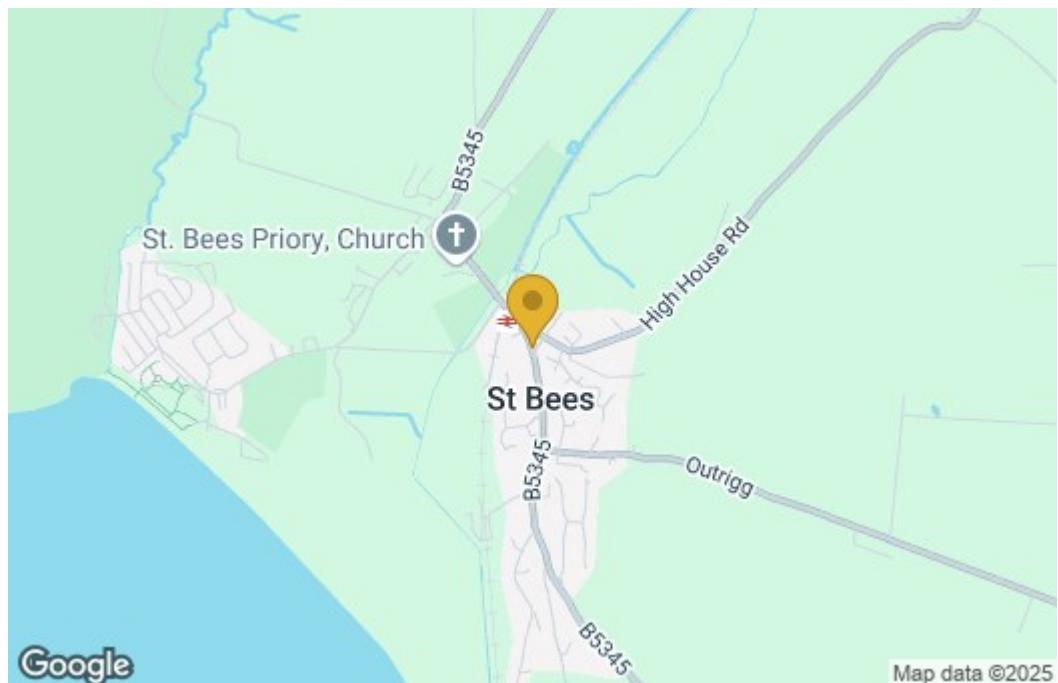
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

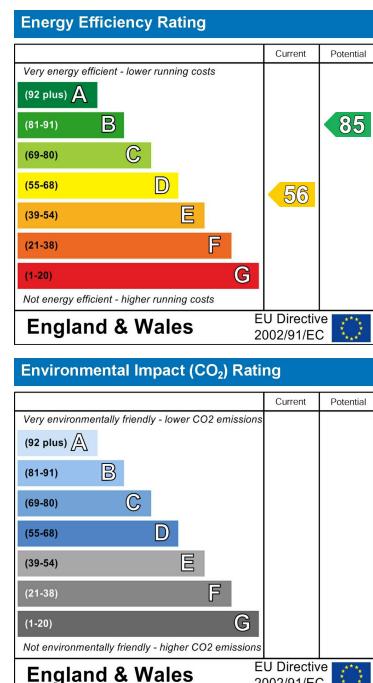


 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Grisdales. REF: 1272960

## 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.

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