



## Manor Stead Cross Hill, St. Bees, CA27 0BL

**£275,000**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\* A stunning property in an equally stunning area! Located in the well sought after area of St Bees, Manor Stead is a particularly eye catching period property boasting character, tradition and original features throughout! A full renovation has captured the tradition and added an extremely welcoming modern twist, boasting a well equipped newly fitted kitchen and fresh bathroom! The two double bedrooms offer sophistication channeling natural light empowering the wonderful coastal feels from the beach to flow throughout this cosy home. To appreciate this property it really is a must see, to arrange a viewing please call 01946 693931.



## THINGS YOU NEED TO KNOW

This property is a Grade II listed building single glazed windows.

The property benefits from Gas central heating, mains water and drainage, new radiators throughout and a 6 months old boiler.

The property is leasehold under the historic St Bees Lease in which there is no ground rents or service charges payable.

## ENTRANCE

Via traditional, characteristic arched wooden door into:

## LOUNGE

14'0" x 11'0" (4.28 x 3.36)



Radiator, multi-fuel burner surrounded by large stone fireplace, laminate flooring, front aspect single glazed mullion windows and storage cupboard with 500 year old wooden door, stairs leading to first floor.

## RECEPTION ROOM TWO

13'11" x 9'10" (4.26 x 3.00)



Radiator, single glazed window, laminate flooring, exposed traditional ceiling beams, freshly plastered walls.

## KITCHEN

13'6" x 9'11" (4.12 x 3.03)



Navy wall and base units with quartz complementary worksurfaces, electric oven with gas hob, washing machine, freezer, full length fridge, microwave, pantry cupboard, cupboard housing the boiler, rear aspect single glazed window, door leading to garden.

## LANDING

Single glazed window and doors to:

## MAIN BEDROOM

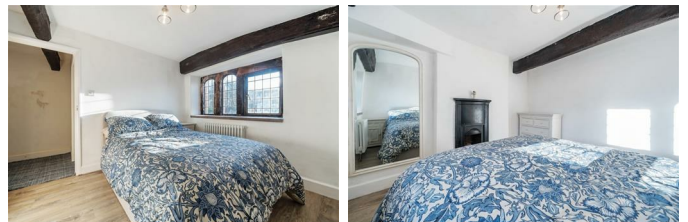
14'9" x 9'10" (4.50 x 3.00)



Radiator, front aspect window, two storage cupboards, loft hatch, double in size.

## BEDROOM TWO

10'2" x 9'11" (3.10 x 3.04)



Window, radiator, decorative open fireplace, double in size.

## BATHROOM

7'3" x 4'3" (2.22 x 1.31)



Newly fitted three piece white suite comprising of WC, sink, bath with overhead shower. Side aspect window, stainless steel ladder style radiator, complementary grey wall tiles surrounding.

## EXTERNAL - FRONT



Grassed lawn area shared with neighbouring property.

## PARKING



Shared entrance to the side of the property leading to private parking for multiple cars.

## EXTERNAL - REAR



Private walled garden with grassed lawn, patio area and highly attractive pond.

To the external side there is a loft style storage area which is located above the kitchen.

There is a small room outside with WC and sink.

## COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) that this property is placed in Tax Band C.

## DIRECTIONS

Travelling South from Whitehaven on the B5345 into the village of St Bees, follow the road over the railway track taking the first left onto Finkle Street. The property is set back on the right hand side displaying a Grisdales for sale board.

## 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.

## 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

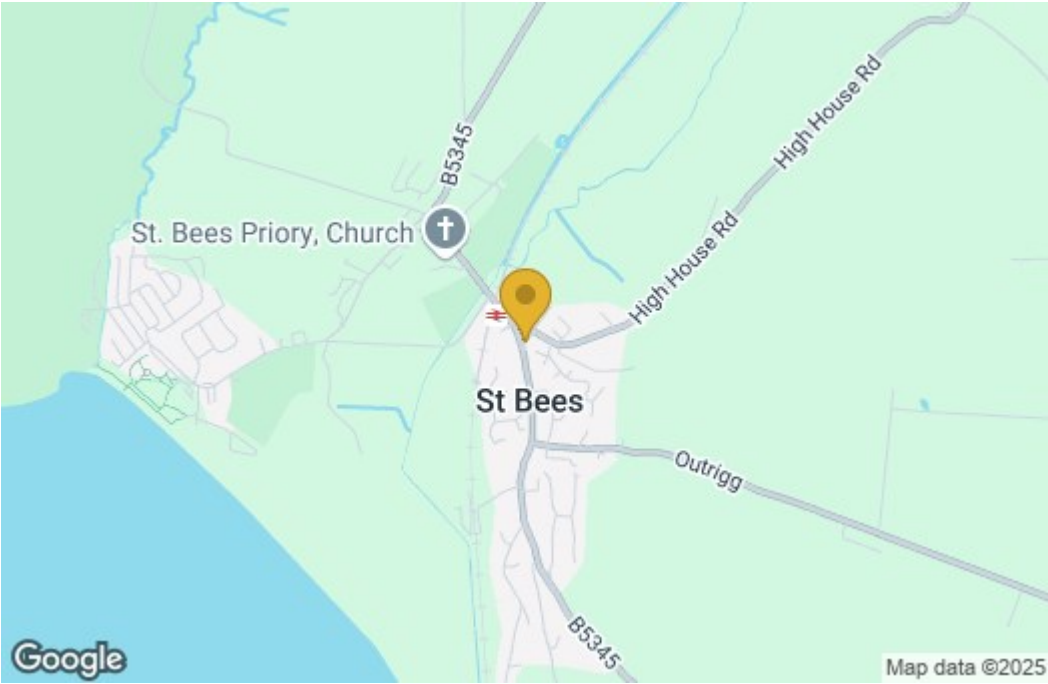
UK.

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.

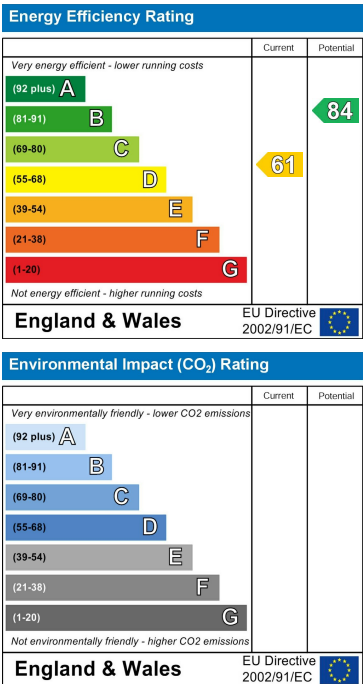
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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