



## 9 St Johns Terrace Bigrigg, Egremont CA22 2TU

House - End Terrace



**£135,000**



4



1



2



63

### Key Highlights

- Substantial end-terraced home offering outstanding potential to create a truly bespoke family home.
- Requiring modernisation throughout, this home presents an exciting blank canvas for buyers eager to personalise and transform a property to their own style and specification
- Generous footprint and flexible layout, the property offers endless possibilities, from open-plan living spaces to elegant entertaining areas and luxurious bedrooms.
- Boasting four generous double bedrooms and two spacious reception rooms.
- The impressive rear garden enjoys picturesque countryside views, creating an idyllic setting for outdoor dining and entertaining
- Village location on the outskirts of Whitehaven & Egremont, providing excellent transport and school connections.

9 St Johns Terrace, Egremont





## Welcome to St Johns Terrace, Bigrigg, Egremont

Inspired by St. John the Apostle, the patron saint of love, loyalty and friendship, Number 9 offers the perfect opportunity to create a home to cherish for years to come. Occupying a generous footprint with superb potential throughout, this substantial end-terraced property is ideal for buyers looking to modernise and design a home tailored to their own tastes and lifestyle.

Offering four double bedrooms and two spacious reception rooms, the accommodation provides an excellent blank canvas with versatile living space ready to be transformed. Whether you envision open-plan family living, stylish entertaining areas or beautifully appointed bedrooms, the possibilities here are endless.

To the rear, the impressive garden enjoys delightful countryside views and provides the perfect setting for summer barbeques, family gatherings and outdoor entertaining. Further benefits include off-road parking and a detached garage to the rear of the property, adding practicality to this exciting opportunity.

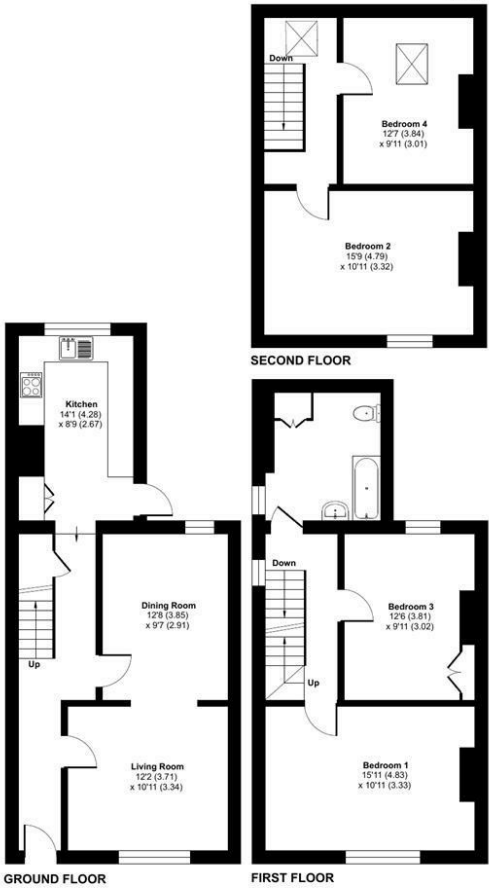
A property with huge scope, character and potential — ready for its next chapter.

Floorplan

St. Johns Terrace, Bigrigg, Egremont, CA22

Approximate Area = 1375 sq ft / 127.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Grisdale. REF: 1463875

Total Floor Area:  
1375.00 sq ft

### **THINGS YOU NEED TO KNOW**

The property is Freehold and benefits from mains gas, electric, water and drainage services.

The property has a right of access via the private rear lane.

This property has been a previous rental with Grisdales and has had regular Gas Safety Inspections annually and a current Electrical Installation Certificate valid until 2030.

The property is sold vacant possession with No Onward Chain.

### **DIRECTIONS**

W3W:///bubble.bunkers.binds

From Whitehaven travel south on the A595 into Bigrigg. The property is the first property on the left hand side and can be identified by a Grisdales For Sale Board

### **LOCAL COMMUNITY - CA22**

CA22, centered on Egremont and nearby villages such as Bigrigg & Thornhill, offers a characterful and well-served community with a blend of historic charm and everyday convenience, set between the Cumbrian coast and the western Lake District. The area benefits from a range of local amenities including independent shops, cafés and pubs, along with schooling options such as Orgill Primary School and West Lakes Academy, while supermarkets including Co-op Food Egremont support day-to-day shopping. Residents also have access to healthcare services, local transport links and attractions such as Egremont Castle, making CA22 an appealing choice for families, professionals and those seeking a balance of affordability, community living and proximity to both coast and countryside.



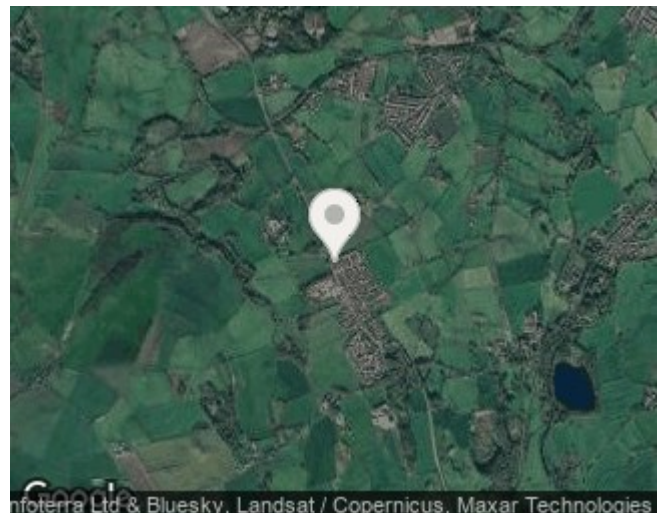








## Location



## Energy Performance

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>63</b>               | <b>74</b> |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         | <b>75</b> |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                | <b>44</b>               |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

## Additional Information

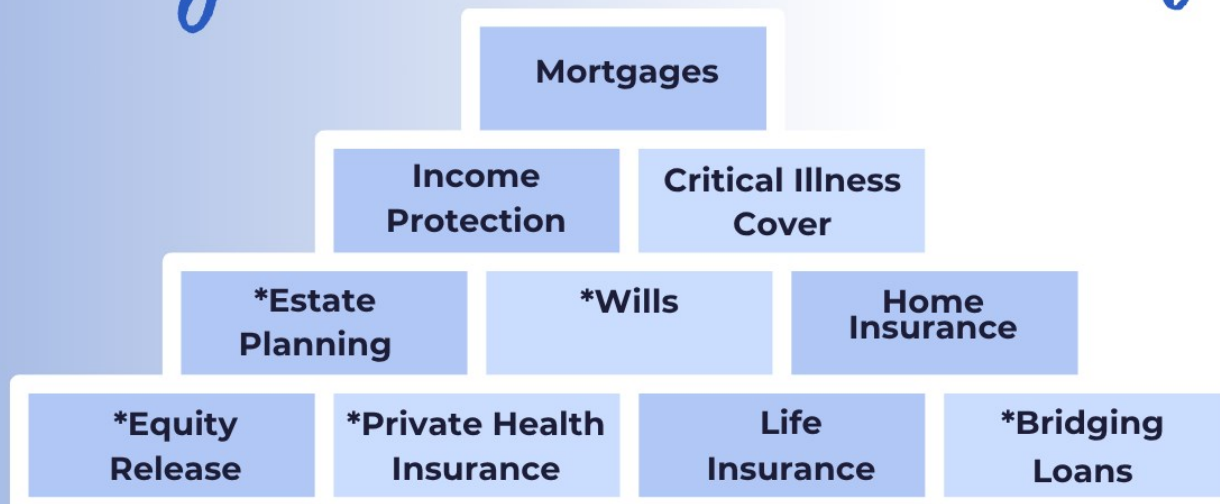
Tenure: Freehold    Council: Copeland Borough Council    Tax Band: B

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



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\*Advice in these areas will be referred to a specialist

## *Meet the team*



**01900 829977**



**01946 693931**



**cockermouth@grisdales.co.uk**

-Cockermouth



**whitehaven@grisdales.co.uk**

-Whitehaven



**The advice will be given by the right retirement plan limited**

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## Contact Us

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

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