



32 Abbey Vale, St. Bees, CA27 0EF

£334,950

If you're looking for a substantial family home... with cracking views across St Bees, then this is definitely the one for you. Sitting pleasantly in an elevated position on a great corner plot, on the ever-popular estate of Abbey Vale this property offers so much versatility and could be configured as a 5-bedroom home with three reception rooms or a 4-bedroom home with four reception rooms... rooms could be opened up to create more space - the possibilities are endless. The property does require some work to bring it up to date but don't let that put you off, you will be amazed by the space both inside and out. To top it all off, just five minutes from St Bees Beach, School, Rail Station and (most importantly) the ice-cream parlour!

Don't miss out on a great opportunity - call us today to arrange your viewing on 01946 693931

THINGS YOU NEED TO KNOW

The property is Freehold

The property has mains gas, electric and water supplies.

ENTRANCE HALLWAY

12'0" x 11'6" (3.66 x 3.51)

Spacious, welcoming hallway with stairs leading to the lower ground floor and doors to:

W.C.

Handy W.C for any family with hand wash basin included.

LIVING ROOM

23'11" x 14'4" max (7.29 x 4.37 max)



A superb space with dual aspect windows to soak in those beautiful views across St Bees and out to the countryside and sea. This room runs the entire length of the property and is a fantastic family space.

BREAKFAST KITCHEN

15'3" x 10'0" (4.65 x 3.07)



Maintained really well, configured so you can look over the countryside whilst washing the dishes. Ample room to incorporate some dining space - for additional space, this room could be opened up into BEDROOM FIVE / STUDY to allow for a large family kitchen/dining space.

DINING ROOM

12'0" x 10'4" (3.68 x 3.15)



This room could be your family dining space, home office or even a second reception room or play room - whatever works for you.

BEDROOM FIVE / STUDY

10'0" x 8'5" max (3.07 x 2.57 max)



The possibility to have a bedroom at entrance level without the need to use the stairs. This room could also be handily used as a home office, reception room or as mentioned previously, could be used as an addition to the BREAKFAST KITCHEN

FROM ENTRANCE HALLWAY

Stairs lead down to:

LOWER LANDING

26'2" x 5'10" (8.00 x 1.78)

Doors to:

BEDROOM ONE

14'2" x 11'5" (4.32 x 3.48)



Master double bedroom, nicely presented - positioned perfectly for the view.

BEDROOM TWO

11'10" x 10'2" (3.63 x 3.12)



Double bedroom, again offering those beautiful views.

BEDROOM THREE

11'10" x 10'0" (3.63 x 3.07)



If two wasn't enough, there is also a third double bedroom facing rear elevation for those cracking views.

BATHROOM



Currently configured as a four piece suite comprising of a bath, shower cubicle, W.C and wash hand basin.

STORE

26'2" x 5'2" (8.00 x 1.60)

Large store space or workshop housing the boiler which has been rebuilt this year, 2023.

Whether you just need additional storage for tools/ bikes or you like to tinker, this is brilliant space.

LOWER INNER HALLWAY

To the side of the property is a space for older children who would like a bit more of their own independence or possibly a relative you have living with you.

We have:

BEDROOM FOUR

9'6" x 7'1" (2.92 x 2.18)



Double bedroom facing side elevation.

UTILITY

9'1" x 5'2" (2.77 x 1.60)



Small utility/ kitchen wash room space which is handily plumbed.

CONSERVATORY

9'10" x 8'5" (3.02 x 2.59)



A sunny, light conservatory, perfectly positioned for the sun. A lovely space to relax and allows access to the rear garden.

EXTERNAL - FRONT



The property benefits from off road parking for multiple vehicles and single attached garage with up and over door. The Garage measures 5.36m x 3.07m

EXTERNAL - REAR



Lovely gardens, which have been the home's pride for years, with sunny patios, lawns, a fish pond and seating areas alongside convenient side access back to the front of the property.

COUNCIL TAX

We have been advised by Copeland Borough Council (01946) 852585 that this property is placed in Tax Band D

DIRECTIONS

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 Grisdals, 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. Grisdals 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 BUREAU

Grisdals work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

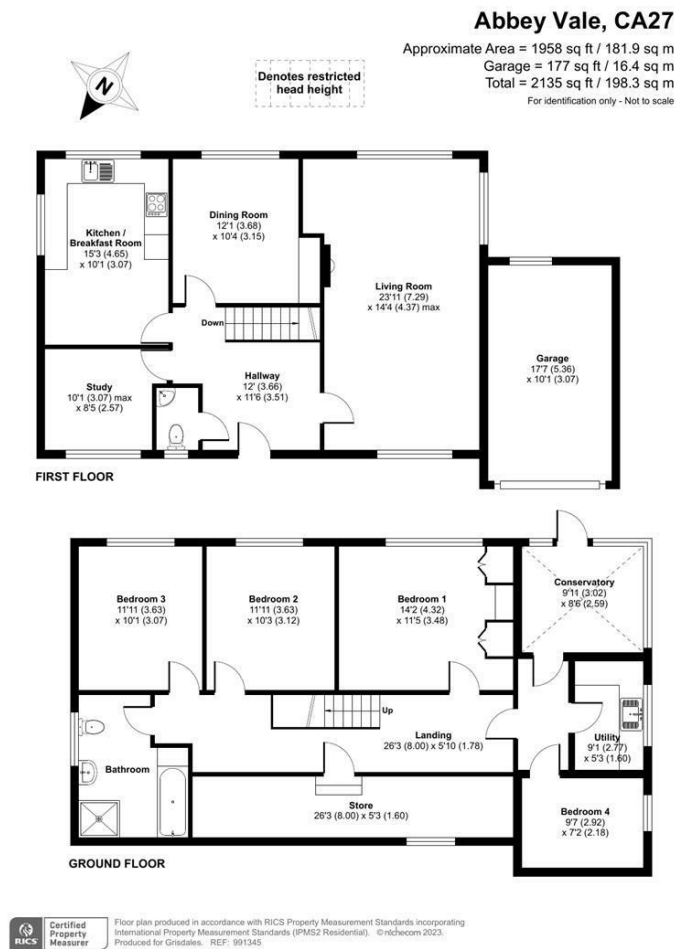
Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

To find out how we can help you realise your dreams, just call your nearest Grisdals office.

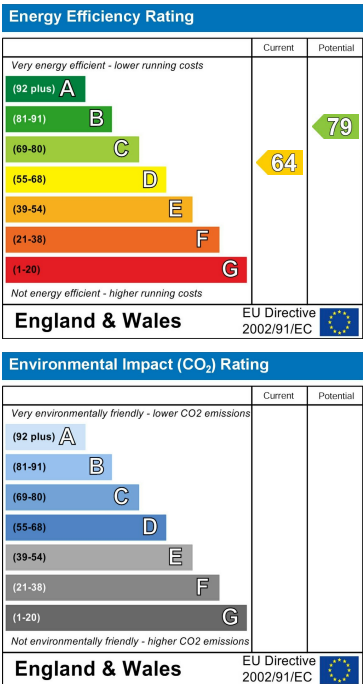
Floor Plan



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.