



# GRISDALES

PROPERTY SERVICES



## Highcroft House High House Road, St. Bees, CA27 0BZ

**£525,000**

Its all about Location, Location, Location.... Sitting pretty in a private position, on an elevated plot looking across St Bees. From the moment we stepped into this property, we fell in love. You can see how much thought and consideration has gone into the complete renovation in 2013 - the rooms flow perfectly from one to another and oozes elegance throughout with quality fixtures and fittings. Highcroft House offers four double bedrooms and three bathrooms alongside great family and entertaining spaces both inside and out. Enjoy the wrap around gardens - follow the sun around during the day to the different seating areas and no matter where you position yourself, it is very private. Benefitting from ample of off road parking alongside double detached garage... what more could you want? Have you fell in love yet??? Read on for more information, or call us now on 01946 693931 to book your viewing and see this beautiful property in person.

Helping you find your perfect new home...

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

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## THINGS YOU NEED TO KNOW

The property Leasehold under the historic St Bees Lease where no ground rent or service charge is payable.

The property has mains gas, electric and water supplies. The property has a water meter.

The property underwent a full renovation in 2013 when all the doors and windows were replaced.

The lower Driveway is shared access with the neighboring property and local farmer.

## ENTRANCE HALL



A very warm welcome to Highcroft House, spacious entrance hall flowing seamlessly through to the ground floor rooms.

## LIVING ROOM

24'2" x 14'4" (7.37 x 4.39)



Light and airy with multi aspect windows with delightful views across the garden. New log burning stove - perfect for cosy winters nights!

## KITCHEN DINER

32'3" x 13'10" max (9.83 x 4.22 max )



A great family or entertaining space.

## DINING AREA



Relax in the spacious dining area around the gas fitted stove and enjoy those Family meals together around the dining table. With multiple large windows, this room is very light and offers some lovely views.

## KITCHEN



The Kitchen is certainly the heart of this beautiful home. Finished in subtle sage green colour with complimentary wooden worktops. Ample of room to cook up a feast for the family.

## UTILITY ROOM & CLOAKSROOM



Handy wash space and additional storage, in the same style as the Kitchen with access to the ground floor W.C and wash hand basin - we all know how handy a downstairs toilet is, especially for families.

## BEDROOM FOUR

11'8" x 9'6" (3.56 x 2.92)



Ground floor rear facing double bedroom, beautifully presented with door to:

## EN-SUITE BATHROOM



Large three piece white suite comprising of a double shower cubicle, wash hand basin and W.C, finished in a nautical light blue.

## BACK TO THE ENTRANCE HALL

Beautiful oak staircase leading to the first floor landing with stunning large window with shutters.

Doors to:

## MASTER BEDROOM

15'8" x 11'6" (4.78 x 3.53)



Exactly what you would expect a master suite to be... Neutrally presented, spacious and light with door to:

## DRESSING ROOM

Every ladies dream, a walk in dressing room fitted with built in wardrobe space and further door to:

## EN-SUITE SHOWER ROOM



Stylish three piece suite comprising of a shower cubicle, W.C and wash hand basin. Finished in contemporary style black/grey tiling

## BEDROOM TWO

10'9" x 10'0" (3.29 x 3.05)



Neutrally decorated double bedroom facing front elevation with triple fitted wardrobes.

## BEDROOM THREE

9'6" x 9'6" (2.92 x 2.92)



Double bedroom, neutrally presented facing front elevation.

## FAMILY BATHROOM



Large family four piece suite comprising of a bath, separate shower cubicle, W.C and wash hand basin.

## EXTERNALLY - FRONT



Drive over the cattle grid and pull up in front of your property where there is ample parking available alongside a double detached garage. The property has a vast amount of curb appeal from the front outlook and certainly stands out in a crowd.

## DETACHED GARAGE

20'6" x 15'8" (6.25 x 4.78)

Double detached garage with power and lighting.

## EXTERNALLY - REAR



Beautiful wrap around gardens, private patio areas, outbuilding currently used as a log store and storage but with a little imagination, could this be converted into a outside entertaining space.... Highcroft House Bar??? Large greenhouse with electric, garden pond.... with nothing built within close proximity, a very private outside area.

There is additional woodland which may be available under separate negotiations.

## DIRECTIONS

The property is best approached by proceeding along the A595 from Whitehaven to Egremont. At the Moor Row junction turn right sign posted St Bees. On approaching the village, Highcroft House sits in an elevated position behind woodland on your left.

## COUNCIL TAX

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

## 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.

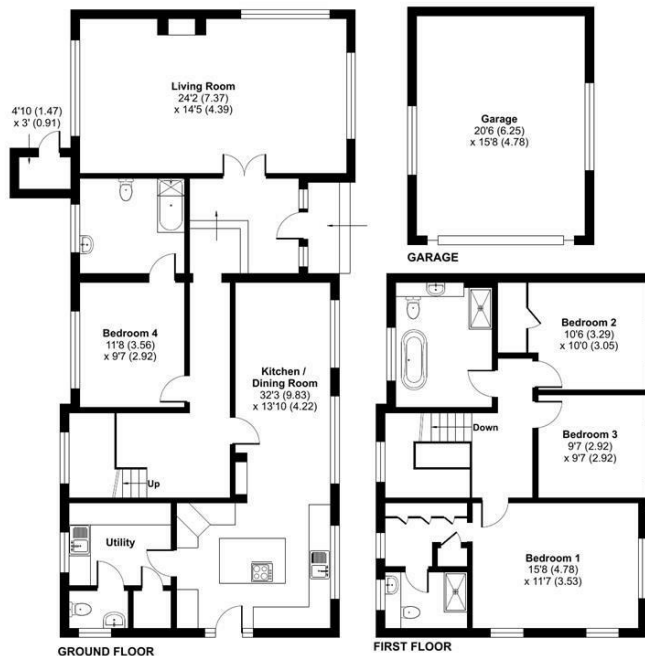
## Floor Plan

### High House Road, St. Bees, CA27

Approximate Area = 2101 sq ft / 195.1 sq m  
 Garage = 321 sq ft / 29.8 sq m  
 Outbuilding = 15 sq ft / 1.3 sq m  
 Total = 2437 sq ft / 226.2 sq m  
 For identification only - Not to scale

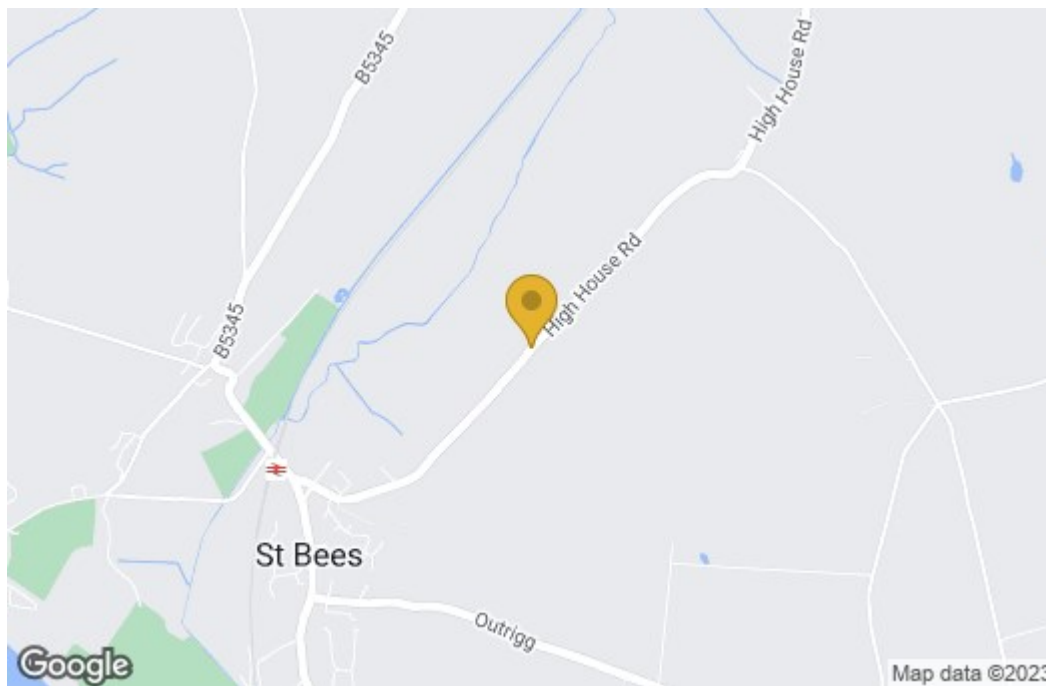


Denotes restricted head height

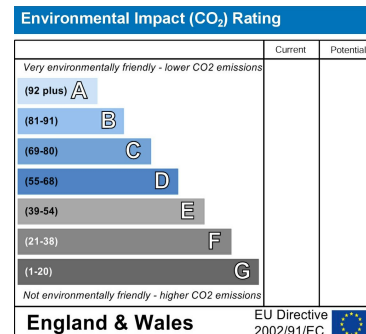
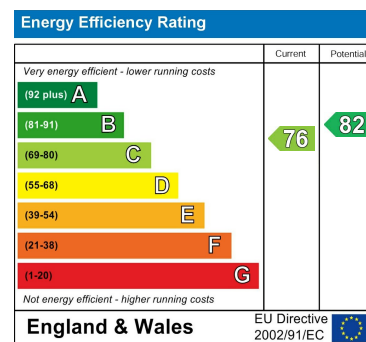


Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Grisdales. REF: 981412

## Area Map



## Energy Efficiency Graph



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