



 **3**  
Bedrooms

 **1**  
Bathroom









**Welcome to this charming 4-floor abode at 8 Finkle Street, St Bees, boasting an impressive 1280.91 square feet.**

This unique property conveys warmth and elegance from the moment you step in, revealing a cosy living room with a heart-warming fireplace and a well-equipped kitchen with a stove on the main floor, along with a spacious dining room.

Ascend to the first floor to discover two double bedrooms and a well-appointed bathroom adorned with a relaxing bath on the half landing.

The second floor hosts another room, providing ample space for a bedroom, study, game room, or home office.

A surprise room is tucked away on the lower level (-1), perfect for storage or potential for customisation.

Nestled conveniently between Whitehaven and Egremont, this property provides a harmonious blend of convenience and tranquillity. Don't miss this captivating home loaded with potential and character!

The property has the potential to be a perfect home, AirBnB, holiday let or holiday home.

## **METHOD OF SALE**

The property is offered for sale by Private Treaty in a single lot. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

## **VIEWING**

Strictly by arrangement with the Sole Agents: Mitchells land and property, Lakeland Agricultural Centre, Cockermouth, Cumbria, CA13 0QQ.

Tel: 01900 822016. Email: [info@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.co.uk)

## **SERVICES**

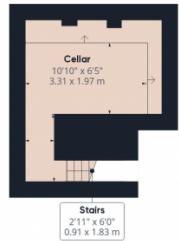
The property benefits from mains electricity and water, and drainage.

## **COUNCIL TAX**

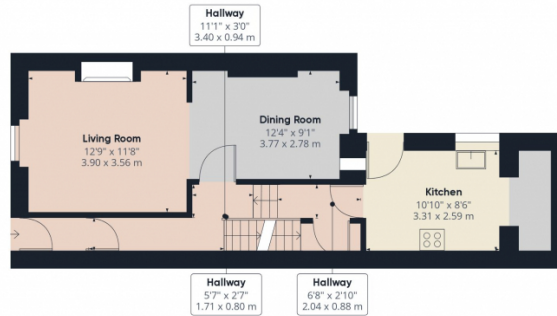
Tax band B with Cumberland Council

## **TENURE**

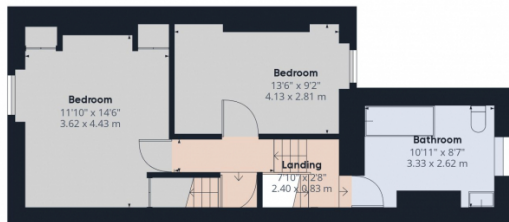
Leasehold interest is being offered with vacant possession on completion



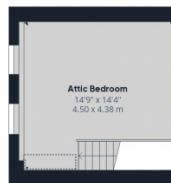
Floor -1



Floor 0



Floor 1



Floor 2

**Mitchells**

Approximate total area<sup>m</sup>  
1284.02 ft<sup>2</sup>  
119.29 m<sup>2</sup>

Reduced headroom  
8.09 ft<sup>2</sup>  
0.75 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Finkle Street, St. Bees, CA27

