



57 Fairladies, St. Bees, CA27 0AR

Guide Price £350,000

PFK



# 57 Fairladies

## The Property:

This unique three bed detached bungalow is situated on the highly sought after Fairladies estate in St Bees. Notably, it is one of only three bungalows on the entire estate and occupies a large corner plot with space around it to extend (subject to permission), and boasts far reaching views over the rooftops towards St Bees Head and the Irish Sea. It has been under the same ownership since new, presenting a rare opportunity for a buyer to customise and style it to their own specifications.

The interior provides generous accommodation, beginning with an inviting entrance hallway that leads into a spacious lounge and a separate dining area, complete with patio doors leading to an elevated decked patio at the rear (the decking was erected some time ago and may require attention). The modern kitchen is well appointed and provides access to the integral garage. The principal bedroom features an ensuite shower room, while two additional double bedrooms and a 4 piece family bathroom ensure ample space for family and guests.

Externally, the property benefits from driveway parking for 2 - 3 cars, in addition to a single integral garage. The extensive gardens to the side and rear enhance the appeal of this home, featuring terraces of lawn and an elevated decked balcony/patio with a useful undercroft, ideal for storage. This property represents a wonderful opportunity to acquire a distinctive home in a desirable location, ready for personalisation and enjoyment.





## 57 Fairladies

### Location & directions:

St Bees is an attractive seaside village situated on the west coast, just four miles south of Whitehaven. Famed for its long sandy beaches, St Bees Head is also the starting point for the 'Coast to Coast' walk. The village itself has a range of local amenities, a highly regarded primary school, and commuter links via the A595 and railway.

### Directions

The property can be located using the postcode CA27 0AR and identified by a PFK 'For Sale' board. Alternatively by using What3Words///glows.knots.finally

- 3 bed detached bungalow
- Extensive plot with terraced gardens
- Elevated decked patio
- Breathtaking views over golf course towards the Irish Sea
- Great for relocation
- No onward buying chain
- Council Tax Band D
- Tenure: Leasehold
- EPC rating C





## ACCOMMODATION

### Entrance Hallway

Accessed via part glazed composite door with obscured glazed side panels. With decorative coving, double fronted storage cupboard housing the combi boiler, loft access via hatch and pull down ladder, laminate flooring, radiator and doors giving access to all rooms.

### Lounge

11' 11" x 15' 9" (3.63m x 4.79m)

A generous, front aspect reception room with decorative coving, decorative fireplace, (please note the inset fire is for decorative purposes only and we understand it is not currently in working order) radiator, laminate flooring and open access into the dining area.

### Dining Area

9' 9" x 9' 1" (2.97m x 2.77m)

With decorative coving, space for a large dining table and chairs, radiator, laminate flooring, patio doors leading out on to the elevated decked patio at the rear, and door leading into the kitchen.

### Kitchen

9' 9" x 21' 0" (2.96m x 6.39m)

Fitted with a range of matching, wood wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with gas hob and extractor over, plumbing for dishwasher and washing machine, integrated fridge and space for a small dining table and chairs. Tiled flooring, downlights, radiator, door to integral garage, twin rear aspect windows enjoying views over the golf course towards St Bees Head and the Irish Sea, and part glazed UPVC door leading out on to the elevated decked patio area to the rear.



### Principal Bedroom

13' 5" x 10' 8" (4.08m x 3.25m)

A generous, rear aspect double bedroom with radiator and door to the ensuite shower room.

### Ensuite Shower Room

3' 11" x 7' 4" (1.19m x 2.24m)

Fitted with a three piece white suite comprising low level WC, wash hand basin and large shower cubicle with mains shower. Part tiled walls, radiator and obscured side aspect window.

### Family Bathroom

6' 7" x 10' 0" (2.00m x 3.06m)

Fitted with a four piece suite comprising low level WC, wash hand basin, panelled bath and walk in shower cubicle with mains shower. Part tiled walls and tiled flooring, radiator, inset ceiling spotlights and obscured side aspect window.

### Bedroom 2

13' 10" x 10' 2" (4.22m x 3.11m)

A side aspect double bedroom with radiator and laminate flooring

### Bedroom 3

9' 10" x 7' 9" (2.99m x 2.37m)

A front aspect double bedroom with radiator and laminate flooring.







## EXTERNALLY

### Garden

The property occupies an extensive corner plot and a superb elevated position on the estate, being one of only three bungalows on the estate and offering unrivalled views over the golf course towards St Bees Head and the Irish Sea. There is an enclosed lawned garden wrapping around the side of the property to the rear. The spacious, enclosed rear garden has been terraced, with three areas of lawn, and steps leading up to an elevated decked balcony/patio area, with useful undercroft storage space. The balcony/patio area, also accessible from the kitchen and the dining area, enjoys superb views and provides the perfect space for outdoor dining and entertaining. Please note we understand the balcony/patio area was installed when the bungalow was completed and may now require some attention.

### Driveway

3 Parking Spaces

To the front, the driveway leads to the integral garage and provides offroad parking for two to three cars.

### Garage

Single Garage

4.88m x 3.2m (16' 0" x 10' 6") With up and over door, power and lighting.





Approximate total area<sup>(1)</sup>

1171.11 ft<sup>2</sup>

108.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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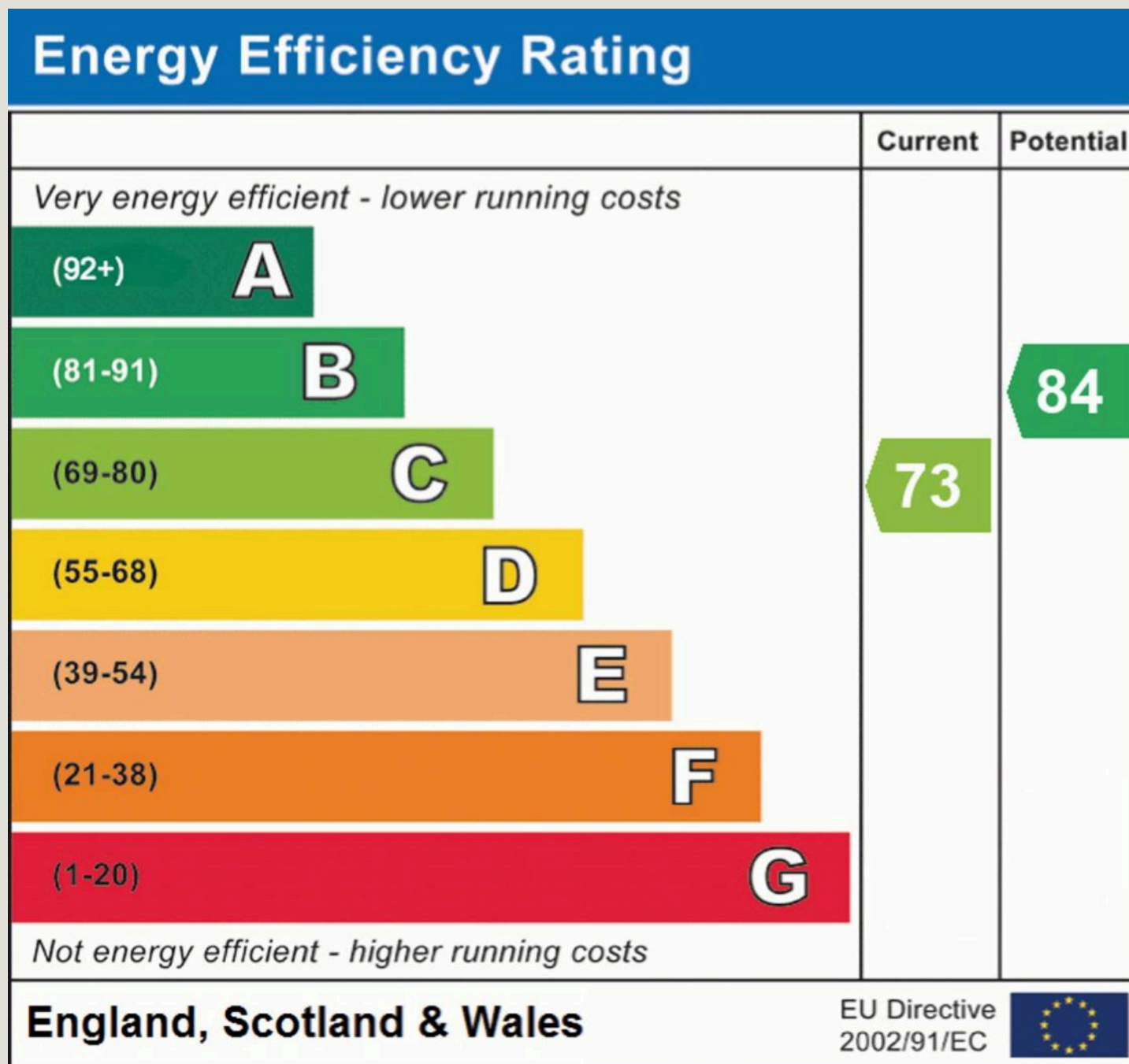
## ADDITIONAL INFORMATION

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

### Leasehold

The tenure is Leasehold – this is a historic 1000 year St Bees lease with no ground rent/service charge payable. For further information regarding the terms of the lease please contact PFK.







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