



## Station House, Braystones – CA21 2YL

Guide Price £225,000

**PFK**



# Station House

## The Property

A truly rare opportunity to acquire one of West Cumbria's most distinctive coastal homes, a detached two bedroom property positioned directly on the beachfront at Braystones, with only the railway line separating it from the sand and sea. Set against the stunning backdrop of the Irish Sea, the home enjoys panoramic views and a peaceful setting that's difficult to match, making it an exceptional lifestyle or investment purchase. This coastal gem offers broad appeal, ideal as a full time residence, a second home by the sea, or a high demand holiday let. Its location provides direct rail access via the Cumbrian Coast Line to Whitehaven, St Bees, Sellafield, and Barrow-in-Furness, making it especially convenient for professionals working at the nearby Sellafield site or those looking to relocate for a better work-life balance. The property also sits within easy reach of the western Lake District, combining coastal tranquillity with access to iconic landscapes.

The home itself has been tastefully improved by the current owner and is in excellent condition throughout. It features a spacious main reception room with sea-facing windows, a modern kitchen, a generous hallway with potential for home working, a stylish bathroom, and a versatile ground floor room currently used for storage. Upstairs are two large double bedrooms.





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## The Property continued.....

Outside, the property enjoys boasts an extensive plot; a rare find for a beachfront setting, with a gravel driveway to the side for two cars. Gated access leads to the rear of the property, where there is a lawned garden and access beyond that to a private, decked patio perfect for entertaining. Beyond this an area of hardstanding offers potential to erect an outbuilding/garage (subject to planning permission) or additional parking as required.

Quite simply, this is one of the most unique and captivating coastal properties to come to market in the area, and an opportunity not to be missed.

- A unique and rarely available detached two bedroom coastal home situated directly on the beachfront at Braystones.
- Uninterrupted sea views, with the railway line the only feature separating the house from the sand
- Generous plot with gravel driveway parking for two cars, plus substantial private gardens, a true rarity for seafront properties.
- Recently improved by the current owner and presented in good condition, ready for a new owner to move in and make it their forever home
- Fantastic holiday let potential
- Tenure: Freehold
- Council Tax Band: B
- EPC Rating: E







## Station House

### The Location & Directions

Braystones is a quiet coastal hamlet set along the stunning West Cumbrian coastline, offering a unique blend of rural tranquillity and practical convenience. Despite its peaceful setting, the area is well connected, with the nearby Braystones Station providing direct access via the Cumbrian Coast railway line to key local towns such as Whitehaven, St Bees, Workington, Barrow-in-Furness and Carlisle. The nearby A595 also provides excellent road links to the wider region. Essential amenities including supermarkets, shops and schools can be found in Egremont and Whitehaven, both just a short drive away. For employment, the property is exceptionally well placed — Sellafield, one of the region's largest employers, is less than 6 miles away, making this an ideal base for professionals working at the site. The location also offers easy access to the western Lake District, with Wasdale and Ennerdale within reach, providing endless opportunities for leisure, walking, and exploration.

### Directions

The property can be located using CA21 2YL or What3words///strides.indirect.jetliner





### Dining Kitchen

7' 1" x 25' 3" (2.15m x 7.69m)

Approached via upvc door, the kitchen opens into a cosy dining area with freestanding wood burning stove. The kitchen itself has been fitted with a range of contemporary high gloss matching wall and base units, with complementary worksurfacing. Space for range style cooker and a range of integrated appliances including washing machine, fridge, tumble dryer, dishwasher and 1.5 bowl composite sink and drainer unit. Downlights, laminate flooring, 2 windows to rear and window to side elevation.

### Lounge/Diner

16' 8" x 22' 11" (5.08m x 6.98m)

Positioned at the very heart of this very special property, a large reception room offers plentiful space for lounging and dining. Boasting unrivalled views from a large front window over the train track to the Irish Sea, there are 2 further window to the side elevation, 2 radiators, wood effect flooring and a large understairs storage cupboard completes the room. Two steps up to hallway.

### Hallway

9' 9" x 5' 8" (2.97m x 1.73m)

A upvc door provides access to a welcoming hallway with 2 large storage cupboards, space for home working, doors to accommodation and stairs giving access to the first floor bedrooms.

### Bathroom

7' 10" x 12' 3" (2.40m x 3.74m)

Fitted with a white four piece suite comprising low level w.c, wash hand basin, panelled bath and large tiled corner shower cubicle with mains shower. Storage cupboard, obscured window, downlights, tiled flooring and step up to another room



### Store Room/Office

7' 11" x 8' 6" (2.42m x 2.59m)

Located off the bathroom, this room could be adapted to a utility room or is suitable for home working and various other uses. With external upvc door, small obscured window.

### FIRST FLOOR LANDING

Loft access, small window to side and doors to bedrooms 1 and 2

### Bedroom 1

13' 7" x 11' 1" (4.14m x 3.39m)

Large double bedroom positioned to the front of the property and boasting uninterrupted views across the Irish Sea from a window to front elevation, feature wall with half wood panelling, radiator.

### Bedroom 2

11' 2" x 10' 7" (3.41m x 3.23m)

Double bedroom with window to side offering views over the Irish sea and railway, radiator and featuring panelling to one wall.







## EXTERNALLY

### Garden

The property boasts extensive wrap around gardens, with private gated access leading to a lawned garden, which is enclosed with a solid wall and fencing. The gardens continue on to the side, with a further gate leading to a large decked patio area, perfect for entertaining. An area of hardstanding beyond this offers further potential for erection of an outbuilding or garage (subject to the relevant permission) or further parking.

### DRIVEWAY

#### 2 Parking Spaces

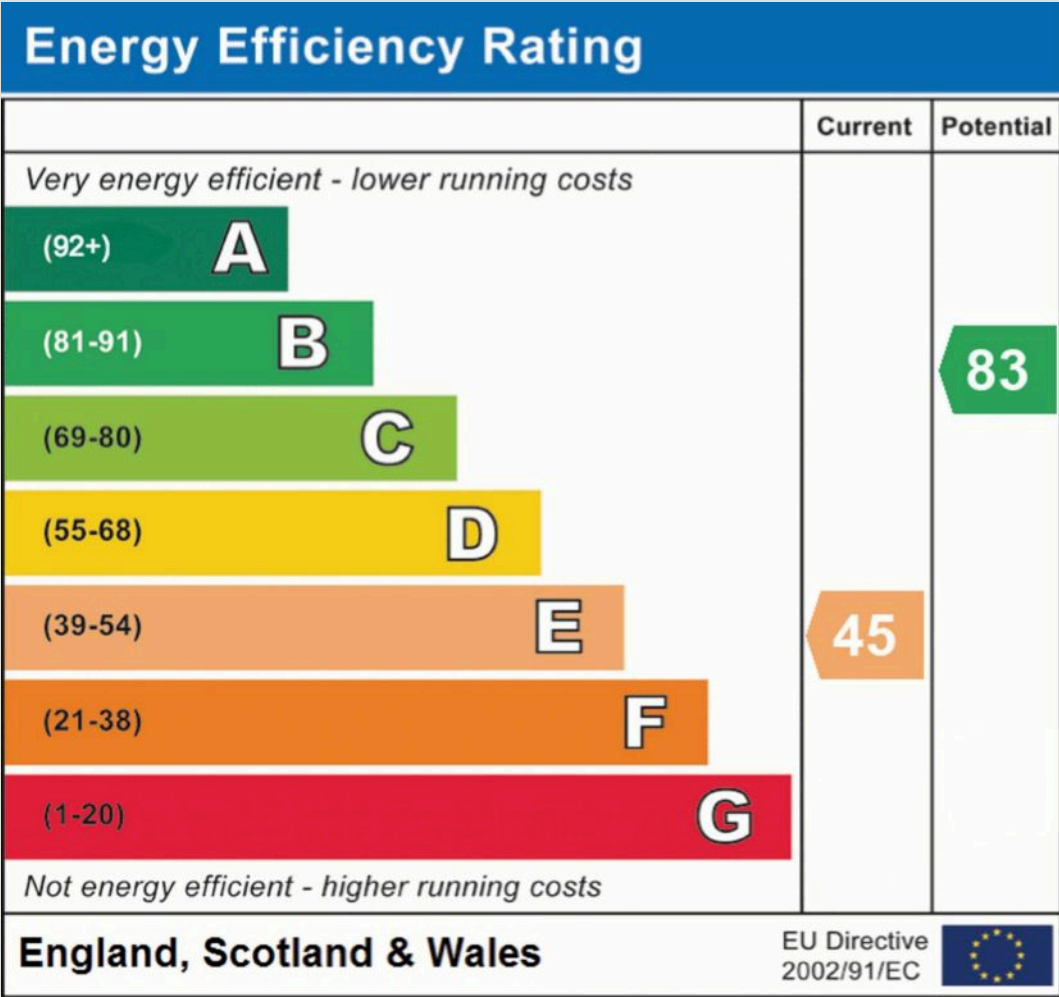
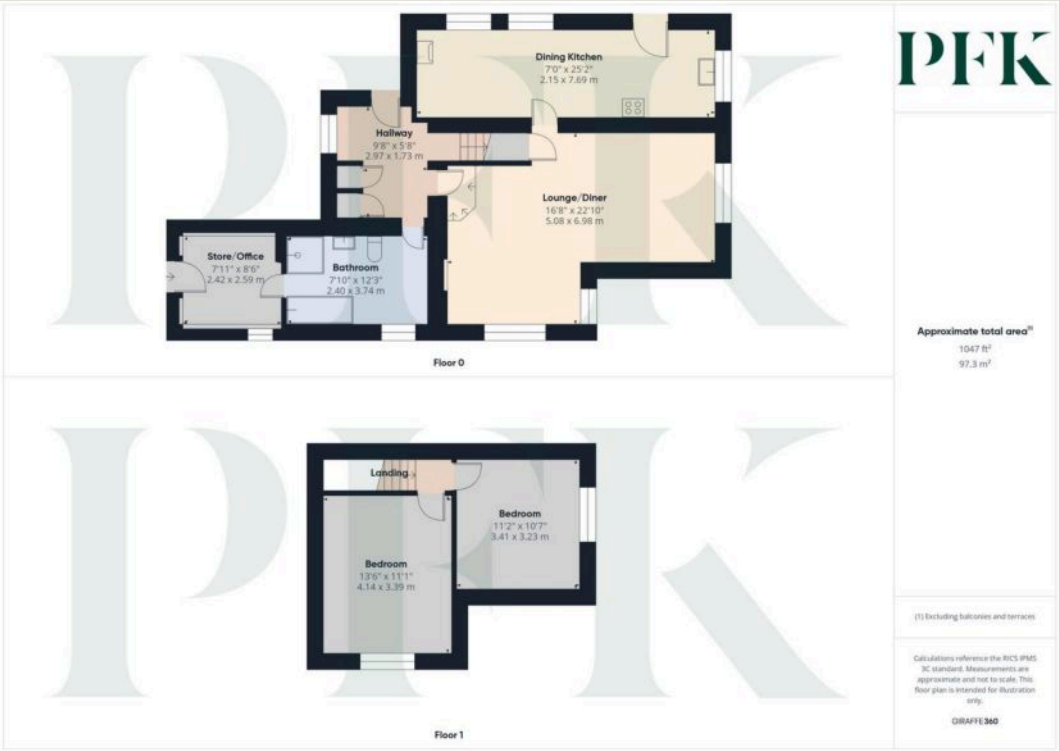
A gravelled driveway to the side of the property provides off road parking for 2 to 3 cars













## ADDITIONAL INFORMATION

### Services

Mains electricity, spring water system and septic tank drainage. Oil fired central heating and double glazing installed. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### 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 : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.







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