



4 Christian Street, Maryport, CA15 6HT

Guide Price £325,000

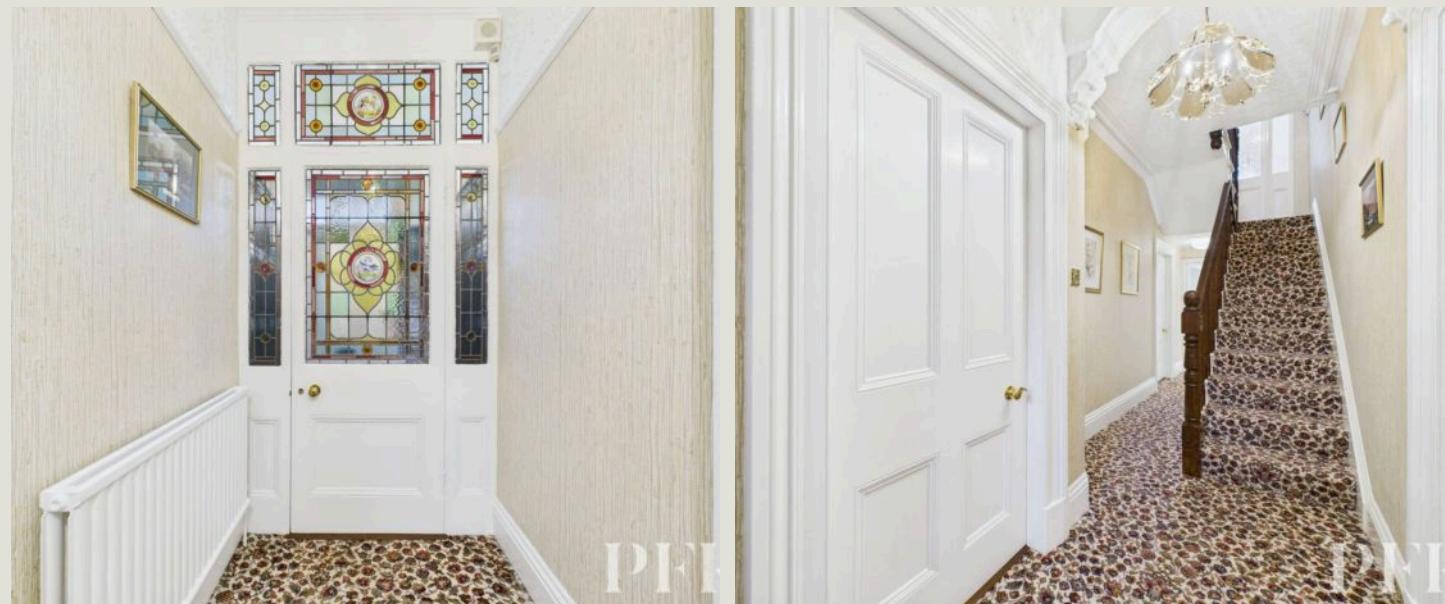
PFK

4 Christian Street

The Property:

This beautifully presented four bedroom, two bathroom sandstone town house effortlessly combines timeless period charm with modern family living. Step through the elegant stained glass front door into a welcoming hallway adorned with intricate wood panelling, decorative tiled flooring, and ornate ceiling details. The property boasts three generously sized reception rooms, featuring classic period fireplaces, ornate cornicing, and large windows that flood the spaces with natural light. High ceilings and elegant chandeliers enhance the sense of grandeur throughout. The open plan living and dining areas provide a seamless flow, perfect for family gatherings or entertaining guests. The modern kitchen is a true heart of the home, offering stylish cabinetry, and a cosy dining nook – ideal for every day dining.

Upstairs, four spacious bedrooms await, each thoughtfully decorated to highlight original period features such as intricate ceiling mouldings and decorative cornices. Large windows ensure every room feels bright and inviting, while neutral carpeting and classic furnishings create a warm, family friendly atmosphere. A box room provides the option for a single bedroom, nursery, home office or storage space, subject to your requirements.



4 Christian Street

The property continued.....

The luxurious bathrooms feature sleek walk-in showers, tiled flooring, and high quality vanity units, complemented by heated towel rails for added comfort. A conveniently integrated washing machine in the ground floor shower room blends functionality with style.

The property's exterior is equally impressive. An enclosed, private walled garden offers a tranquil retreat with a well maintained lawn, landscaped greenery, and a charming outdoor seating area - perfect for alfresco dining or relaxing in the sun. The period stone garage provides secure offroad parking and retains delightful character, making it both practical and visually appealing. The well kept front garden, framed by sandstone walls, immaculately landscaped hedges and a striking red front door, enhances kerb appeal and sets a welcoming tone for visitors.

This outstanding family home captures the perfect balance of period elegance and contemporary comfort. With its spacious layout, exquisite detailing, and inviting garden spaces, it is ideal for those seeking both style and practicality. Early viewing is highly recommended, as properties of this calibre are rarely available and are expected to attract significant interest. Don't miss your chance to make this exceptional house your forever family home.





4 Christian Street

Location & directions:

Christian Street is one of the most sought after areas to live in the coastal town of Maryport, offering easy access to schools, shops and everyday amenities. The town centre, marina and harbour are all close by, while scenic coastal walks and excellent transport links make this a location that appeals to families, commuters and those seeking the best of coastal and town living.

Directions:

The property can be found under postcode CA15 6HT.



- **Beautiful double fronted sandstone town house**
- **Four bed, two bath, three reception**
- **High ceilings with ornate cornicing & period fireplaces**
- **Large bay windows & ample natural light**
- **Private walled garden & stone built garage**
- **Extremely sought after part of town**
- **EPC rating D**
- **Council Tax: Band B**
- **Tenure: Freehold**

ACCOMMODATION

Entry

4' 8" x 4' 8" (1.43m x 1.41m)

Accessed via wooden external door with glazed insert over, wood panelled walls, mosaic tiled flooring and wooden internal door with beautiful original stained glass inserts.

Hallway

22' 0" x 6' 1" (6.71m x 1.85m)

Impressive high ceiling hallway with original plaster ornate coving and moldings, stairs to first floor and built in under stairs storage cupboard.

Living Room

14' 1" x 11' 11" (4.29m x 3.64m)

Front aspect high ceiling room with original ornate plaster coving, picture rail, gas fire in ornate fireplace with tiled hearth, folding doors giving access to dining room.

Dining Room

12' 6" x 10' 4" (3.82m x 3.15m)

Rear aspect room with high ceiling, decorative coving, picture rail and space for an eight person dining table.

Lounge

14' 1" x 12' 8" (4.28m x 3.87m)

Front aspect light and airy high ceiling room with front aspect bay window, decorative coving, picture rail, ornate fireplace with gas fire and tiled surround, point for TV.

Kitchen

11' 1" x 12' 5" (3.37m x 3.79m)

Rear aspect room with high ceiling, decorative coving and spot lighting. Fitted with a range of base and wall units in a cream shaker style finish with complementary wood effect countertop and tiled splashback. Point for free standing electric cooker and fridge freezer, stainless steel sink with drainage board and mixer tap. Space for a four person dining table, tiled flooring and underfloor heating.



Rear Hallway

3' 3" x 7' 2" (0.99m x 2.18m)

Rear hallway with built in storage cupboard and UPVC door giving access to garden.

Shower Room

6' 3" x 9' 4" (1.90m x 2.85m)

Rear aspect room fitted with a 3 piece suite - quadrant shower cubicle with mains powered shower, WC and wash hand basin with built in storage, utility points for washer and dryer, base storage unit with complementary countertop, tiled splashbacks and underfloor heating.

FIRST FLOOR LANDING

11' 0" x 6' 2" (3.36m x 1.88m)

High ceiling with ornate coving and picture rail. Half landing gives access to bathroom, while all four bedrooms and box room can be found on the first floor.

Bathroom

9' 5" x 9' 10" (2.88m x 2.99m)

Rear aspect room with four piece suite; large quadrant shower cubicle with mains powered shower, WC, wash hand basin with vanity unit and bath. Tiled walls and flooring, underfloor heating and vertical heated towel rail.

Bedroom 1

14' 2" x 11' 9" (4.32m x 3.59m)

Front aspect large double bedroom with high ceiling, decorative coving and picture rail.

Bedroom 2

12' 7" x 10' 3" (3.83m x 3.13m)

Rear aspect double bedroom with high ceiling, picture rail and decorative coving.

Box Room

7' 0" x 4' 10" (2.14m x 1.47m)

Currently utilised as a storage room with built in shelving, but has the potential to be a single bedroom or home office if required.





Bedroom 3

12' 9" x 14' 1" (3.89m x 4.29m)

Large front aspect double bedroom with high ceiling, decorative coving and picture rail.

Bedroom 4

11' 1" x 12' 7" (3.39m x 3.83m)

Rear aspect double bedroom with high ceiling, decorative coving and picture rail.

EXTERNALLY

Garden

To the rear is a pleasant and low maintenance walled garden, with lawn and seating areas.

Garage

Single Garage

The garage is at the rear of the property and is approached via the access lane which loops behind Christian Street. Providing offroad parking for one car.

On Street

2 Parking Spaces

On street parking can be found to the front of the property.



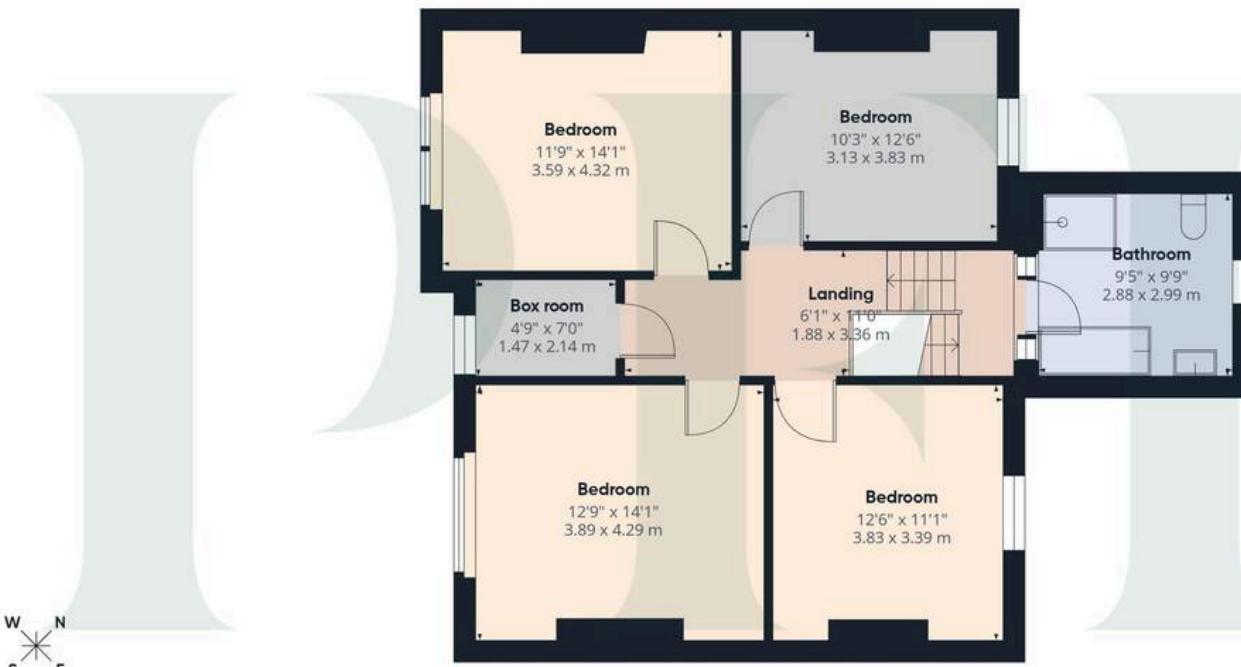


Floor 0 Building 1

Approximate total area⁽¹⁾

1686 ft²

156.5 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Services

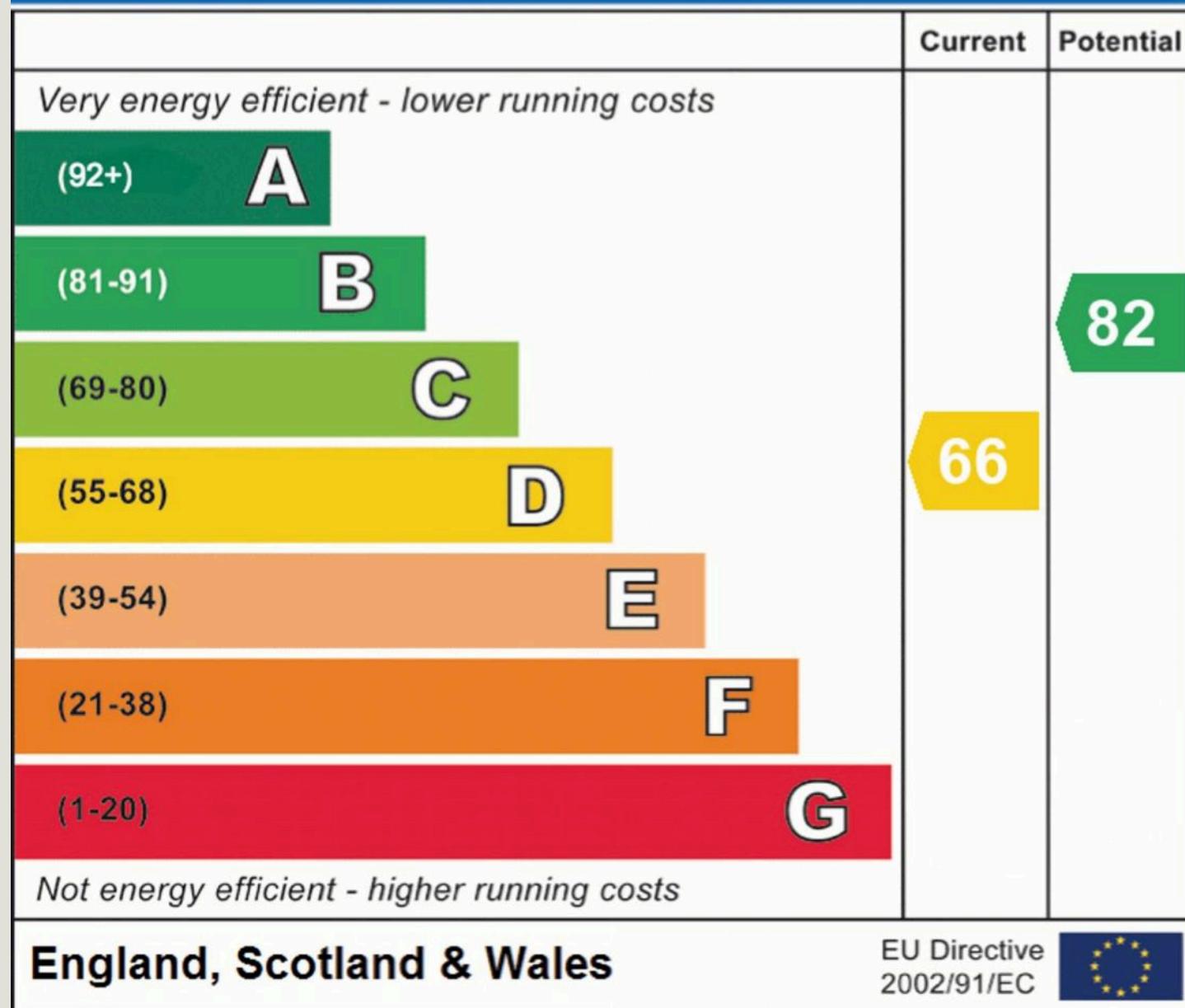
Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient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

Referral Fee Disclosure

PKF works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PKF may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Energy Efficiency Rating





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