



**Croft House High House Road, St. Bees, CA27 0BY**

Guide Price **£500,000**

**PFK**

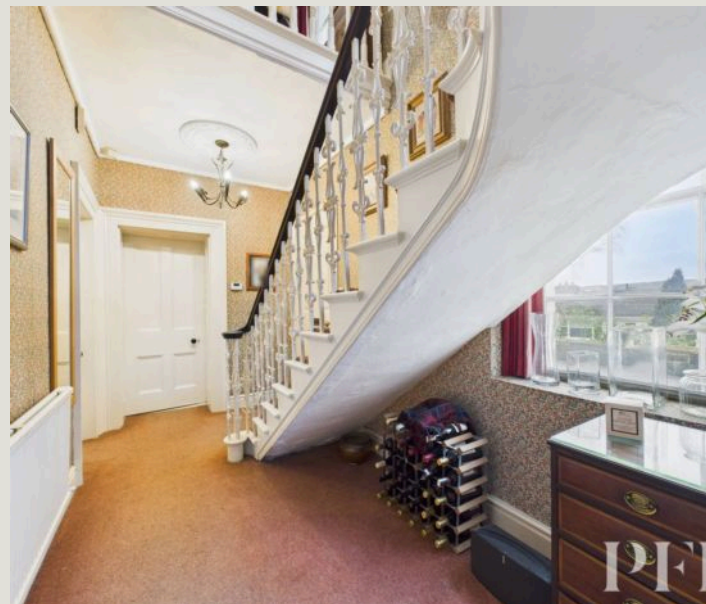


# Croft House High House Road

## The Property:

Dating back to the late 1700s, this impressive five bedroom Georgian Grade II listed residence is rich in character and architectural heritage, occupying a sought after position within the heart of the ever popular village of St Bees. Beautifully proportioned throughout, the property offers exceptional flexibility, making it perfectly suited to growing families, multi-generational living, or those seeking adaptable accommodation with potential for ancillary or holiday use (subject to any required consents).

The ground floor is both elegant and practical, centred around a formal entrance hallway showcasing the original staircase and balustrades. There is a generous lounge with open fire and striking marble fireplace, a formal dining room ideal for entertaining, and a modern dining kitchen. An inner hallway leads to a shower room, a newly renovated utility/boot room, and a highly versatile third reception room with integral access to the garage. With some reconfiguration, particularly if the garage is not required, this area could form a superb self-contained annexe for a dependent relative or potential holiday accommodation, subject to planning.



# Croft House High House Road

## The property continued.....

To the first floor, a beautiful landing enjoys far reaching views over the village and leads to three well appointed bedrooms and a luxurious family bathroom with Jack and Jill access to the principal bedroom. A spacious inner landing with built-in wardrobes provides access to the second floor, where three interlinking rooms, currently arranged as two bedrooms and a home office, are complemented by a shower room. This level offers outstanding flexibility and could serve as an impressive principal suite or an ideal private zone for older children. Externally, the property is equally captivating, boasting a stunning tiered rear garden with expansive lawns, rockery gardens, and a wide variety of mature shrubs and flowers. Two defined seating areas and elevated views over the village create a truly special outdoor space, further enhanced by additional side lawn, driveway parking, and a large double garage with electric door.

This is a rare opportunity to purchase a characterful and highly adaptable Georgian home in one of west Cumbria's most sought after villages. With generous accommodation, stunning gardens, and a prime location, the property offers a lifestyle that is increasingly hard to find and must be viewed to be fully appreciated.







## Croft House High House Road

### Location:

High House Road is ideally positioned within the charming coastal village of St Bees, a location renowned for its strong community feel, historic character, and outstanding natural surroundings. The village offers a range of everyday amenities including a shop, public houses, a highly regarded primary school and the picturesque St Bees Priory. One of the area's standout features is the award winning St Bees beach, famous for its dramatic cliffs, coastal walks, and as the official start of the Coast to Coast walk. The village also benefits from a railway station providing regular services along the Cumbrian coastal line, connecting to Whitehaven, Workington, and Carlisle. The Lake District National Park is within easy reach, while major employment centres along the west Cumbrian coast, including Sellafield and West Cumberland Hospital, are readily accessible, making this an ideal base for both lifestyle and commuting.



- **Impressive 5 bed Georgian Grade II listed residence**
- **Tenure: Leasehold**
- **EPC rating E**
- **Council Tax: Band F**



## ACCOMMODATION

### Entrance Hallway

Approached via traditional wooden entrance door. Stairs with original balustrades leading to first floor accommodation, large window to front elevation and radiator.

### Lounge

14' 10" x 20' 10" (4.52m x 6.34m)

A beautifully appointed formal reception room, with dual aspect windows to the front and rear of the property, door leading out to the gardens, open fire set in striking marbled fireplace. Coved ceiling, dado rail and radiator.

### Dining Room

15' 0" x 14' 1" (4.57m x 4.29m)

A formal reception room with large window to rear overlooking the gardens, coved ceiling, original fireplace and radiator.

### Dining Kitchen

21' 1" x 11' 5" (6.42m x 3.49m)

A sociable kitchen with ample space for dining, there are windows to both the front and rear with views over the village to the front and the property's grounds to the rear. The kitchen itself is fitted with a range of contemporary matching wall and base units, with contrasting granite worksurfacing incorporating a 1.5 bowl sink and drainer. Space for range style cooker, integrated microwave and dishwasher, radiator and wood effect flooring.

### Rear Porch

This area offers excellent potential for use as self contained accommodation for a dependent relative or as a holiday letting unit. It benefits from access to a newly fitted boot room/utility, a shower room, and a reception room that could alternatively serve as a ground floor bedroom. Access through to the garage provides further scope for annexe accommodation, subject to the buyer's requirements.





### Shower Room

4' 11" x 6' 1" (1.51m x 1.85m)

Fitted with white suite comprising close coupled WC, wash hand basin and tiled corner shower cubicle, laddered radiator and small obscured window.

### Utility/Boot Room

13' 4" x 9' 8" (4.06m x 2.95m)

Newly refitted. Benefitting from front access door and window. Door leading to reception room/ground floor bedroom.

### Reception Room/Bedroom

17' 3" x 12' 2" (5.26m x 3.72m)

Dual aspect windows to front and rear elevations, radiator, access to the garage.

### FIRST FLOOR LANDING

A spacious landing area with 2 large sash windows to the front provide fine views over the village, radiator and doors to accommodation.

### Bedroom 1

14' 3" x 11' 7" (4.35m x 3.54m)

Large double bedroom with sash window overlooking the property's grounds to the rear, original feature fireplace and radiator.

### Bedroom 2

15' 0" x 9' 0" (4.56m x 2.75m)

Large window to front elevation, original feature fireplace and radiator.

### Principal Bedroom

15' 1" x 11' 10" (4.61m x 3.60m)

Beautifully appointed principal bedroom with views over the gardens to the rear, feature fireplace, radiator and Jack and Jill access to the family bathroom.





### Family Bathroom

10' 7" x 12' 0" (3.23m x 3.65m)

Luxury family bathroom fitted with a contemporary white suite comprising close coupled WC, wash hand basin set on vanity unit and steps up to a sunken bath. Large storage cupboard, sash window to rear elevation, tiled splashbacks, downlights, laddered radiator and wood effect flooring.

### INNER LANDING

Fitted wardrobes to one wall, large window to front elevation with far reaching views over the village. Stairs to second floor accommodation, radiator.

### SECOND FLOOR LANDING

The second floor features three generous interlinking rooms, providing a highly versatile layout. Presently configured as a home office and two bedrooms, this floor would be perfectly suited to a teenager's living space or could create a superb and spacious principal suite.

### Office

9' 1" x 12' 9" (2.78m x 3.88m)

Currently configured as a home office, with part sloped ceiling, Velux window, original feature fireplace, radiator and steps up and over to next attic room.

### Dressing Room

9' 11" x 12' 9" (3.03m x 3.88m)

Pitched ceiling with exposed timbers, Velux window, undereaves storage, radiator and steps up and over to next room.

### Bedroom

9' 2" x 12' 3" (2.79m x 3.74m)

Part pitched ceiling with exposed timbers, Velux window and undereaves storage.







## EXTERNALLY

### Garden

Outside, the property enjoys a thoughtfully arranged terraced garden to the rear, elevated above the house and taking in open views towards the surrounding hills. The garden has been planted in a classic cottage style, with a mix of established shrubs, flowering plants, and climbers that provide colour and interest throughout the seasons. Two separate seating areas offer flexible spaces for outdoor dining or relaxation at different times of day.

### Driveway

2 Parking Spaces

The property benefits from a private parking area to the side with space for 2 vehicles.

### Double Garage

2 Parking Spaces

5.14m x 5.47m There is a large integral double garage with electric door, power and light.











Floor 0



Floor 1



Floor 2



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

2870 ft<sup>2</sup>

266.7 m<sup>2</sup>

Reduced headroom

86 ft<sup>2</sup>

8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



ADDITIONAL INFORMATION

St Bees Leasehold

The property is Leasehold – this is a historic 1000 year St Bees lease with no ground rent/service charge payable

Services

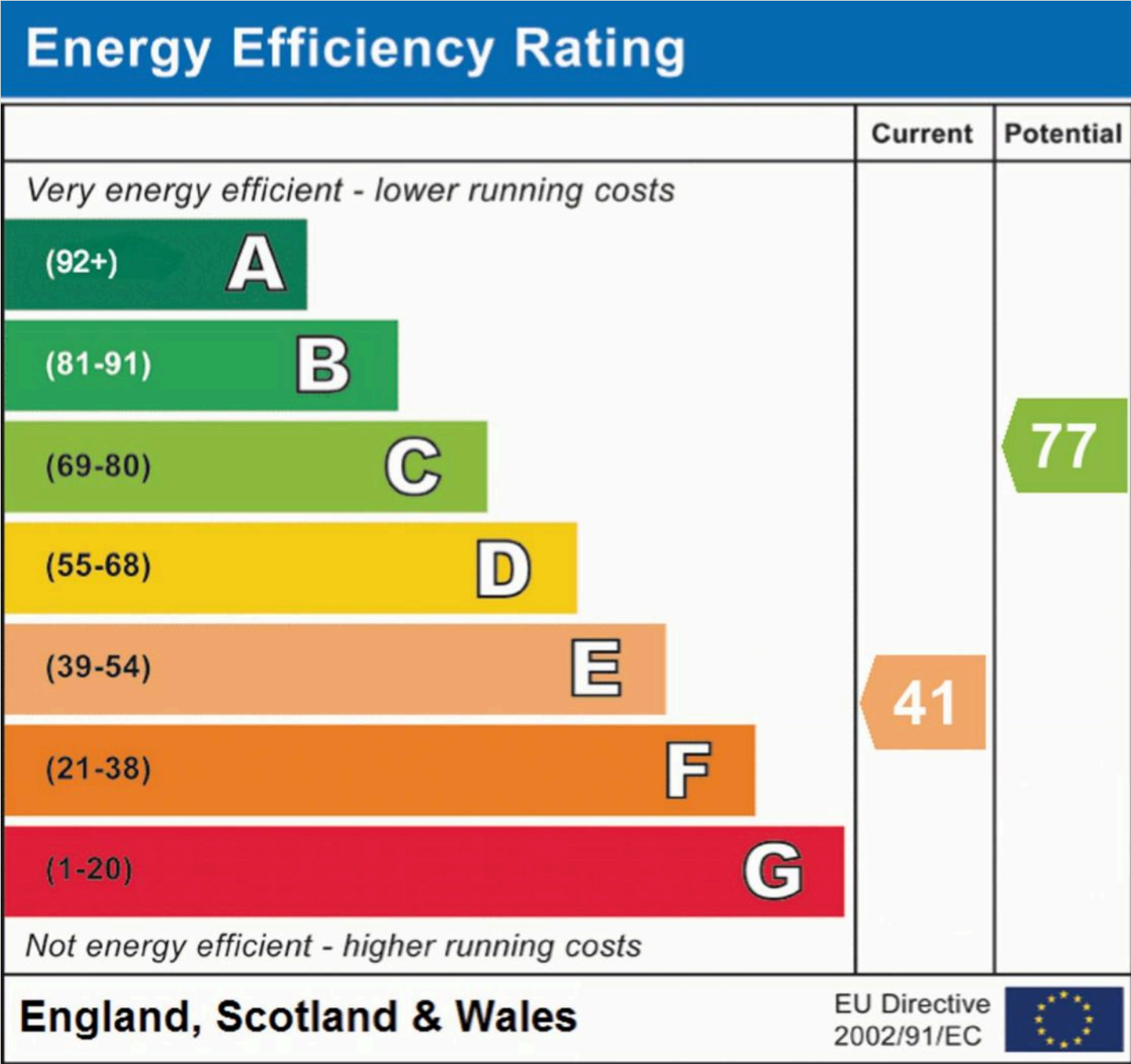
Mains gas, electricity, water & drainage. Gas central heating and single glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient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

Referral Fee Disclosure

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Directions

The property can be located on High House Road using either CA27 0BY or W3W///copes.twitching.appendix







## PFK Estate Agency Cockermouth

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