

Cumbrian Properties

Ready to sell your home.



ST BEES

Attention train enthusiasts and holiday home investors, it doesn't come much more unique than this....

A beautiful piece of Locomotive history located in the highly regarded village of St Bees, just a short stroll from the beach. This former station waiting room dating back to 1848 is a timbered Furness and red sandstone railway structure in traditional British Rail colours. Station House is located on the active Carlisle to Barrow line and has a significant amount of land bordering the railway line which could be developed further (subject to planning permission). The property was converted into a dwelling house in the 1930s and now, with sympathetic internal modernisation, offers spacious accommodation and an elevated patio.

Station House is a Visit England 4 star graded, two bedroom holiday property and enjoys a high occupancy.

The timber-clad exterior has been carefully preserved and still retains its chocolate box charm.

The property also benefits from full residential planning permission (can be used as a residential dwelling, investment or holiday rental property).

STATION HOUSE



EPC BAND - E

PRICE £295,000

A TWO BEDROOM, FORMER STATION WAITING ROOM IDEALLY LOCATED ON THE CUMBRIAN COAST IN THE POPULAR VILLAGE OF ST BEES, THE START OF THE COAST TO COAST WALK, WITHIN A FEW MINUTES WALK FROM THE BEACH AND ONLY A FEW MILES FROM THE LAKE DISTRICT NATIONAL PARK.

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Penrith Tel: 01768 867788
Whitehaven Tel: 01946 313107



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2/ STATION HOUSE, STATION ROAD, ST BEES

The double glazed and central heated accommodation with approximate measurements briefly comprises:

UPVC entrance door into vestibule.

VESTIBULE UPVC double glazed windows to the front, storage cupboard and door to dining kitchen.

DINING KITCHEN (12'9 max x 12'3 max) A range of wall and base units with complementary worksurfaces incorporating a stainless steel sink unit with mixer tap and tiled splashbacks. Dishwasher, washing machine, fridge freezer, electric double oven and five ring gas hob with extractor hood above. Combi boiler, laminate flooring, fan assisted kick plate heater, loft access. Doors to sun lounge, bathroom and lounge.



DINING KITCHEN

SUN LOUNGE (10'4 x 10') Radiator, laminate flooring, UPVC double glazed windows to the front and patio doors to the elevated terrace.



SUN LOUNGE

BATHROOM (11' max x 4'10 max) Three piece white suite comprising low level WC, pedestal wash hand basin and corner bath with electric shower above. Tiled splashbacks, radiator, laminate flooring, heated towel rail and UPVC double glazed frosted window to the rear.



3/ STATION HOUSE, STATION ROAD, ST BEES

LOUNGE (12'10 x 11'10) UPVC double glazed window to the front, radiator, laminate flooring, wall mounted electric fire and door to the inner hallway.



LOUNGE

INNER HALLWAY UPVC double glazed door to the rear, radiator, laminate flooring and doors to bedrooms.

BEDROOM 1 (11'8 x 10') Radiator and UPVC double glazed windows to the front and side.



BEDROOM 1

BEDROOM 2 (10' x 8'4) Radiator and UPVC double glazed window to the front.



BEDROOM 2

OUTSIDE Enclosed garden with lawned and shillied areas, storage shed with electricity, and storage area below the building which houses the gas and electricity meters. Ample parking.

4/ STATION HOUSE, STATION ROAD, ST BEES



GARDEN



STATION PLATFORM

COUNCIL TAX BAND Business rates.

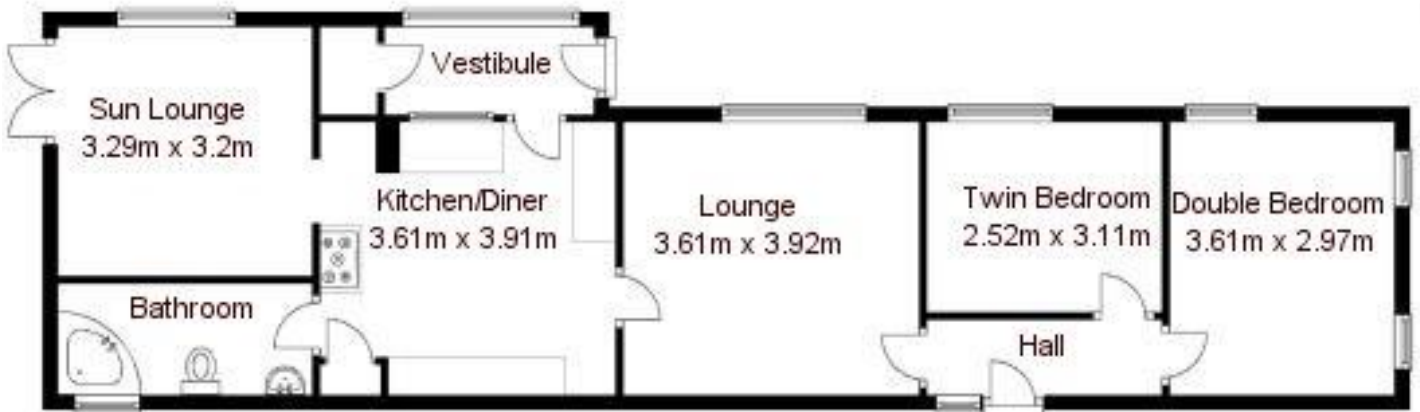
TENURE We are informed the tenure is Freehold.

SERVICES Mains water, gas and electricity are connected.

FIXTURES AND FITTINGS Sold with all ongoing bookings and all contents. Accounts are available for interested parties.

VIEWING Cumbrian Properties ELA Ltd, 12 King Street, Whitehaven. Tel 01946 313107

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	