

Residential Development in CA14

Stainburn Road, Stainburn, Workington, Cumbria, CA14 1SN

£1,080,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- Unparalleled opportunity for a live-work lifestyle
- Freehold Property
- Viewing Highly Recommended

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

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commercial@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Nestled within its own private acre of meticulously manicured gardens, this rare and versatile property presents an unparalleled opportunity for a live-work lifestyle. Concealed behind high walls and secure gates, the estate offers total seclusion while sitting on one of the area's most exclusive residential streets.

Despite its tranquil setting, Workington and all its amenities are just a few minutes' drive away.

The main residence has been thoughtfully divided into three luxurious one-bedroom apartments and a superb two-bedroom cottage.

Each unit is defined by impressive high ceilings and an abundance of period character, with no detail overlooked in the modern fittings and fixtures.

This configuration provides exceptional flexibility, whether for generating rental income, accommodating extended family, or operating a boutique business from home.

Alongside the main house stands a breath-taking detached home that has been reimagined to the highest standards. The Coachhouse to the main house, has potential to be configured into a four-bedroom property, it is now configured as a refined two-bedroom residence where no expense has been spared, not a huge task to create additional bedrooms if necessary. The accommodation is both bright and airy, beginning with an elegant entrance vestibule and a convenient WC. The spacious living room features doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living. The heart of the home is the stunning open-plan living kitchen diner, a light-filled space perfect for entertaining and everyday life.

Upstairs, two generously sized bedrooms are complemented by two beautifully appointed bathrooms.

Externally, the estate is equally impressive. A long driveway and detached garage provide parking for ten or more vehicles.

The approximately one acre of gardens is beautifully landscaped, offering a peaceful oasis with mature planting and manicured lawns.

With its rare combination of luxury living, income potential, and a premium address, this property is a truly exceptional find.

Services

Mains electric, mains gas, mains water, mains drainage

Council Tax - D for Ellerkeld, Apartments and Cottage all band B

Rental Income -

Monthly - £2,600pcm

Annual - £31,200pa

Price: Starting Bid £1,080,000

Property Type: Residential Development

Business Type: Residential Investments

Parking: Allocated

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Location

Workington and all its amenities are just a few minutes' drive away.



Tenure

Title number
CU67711 - Freehold



EPC's

Ellerkeld - B,
Ellerkeld Cottage - D
Derwent - D
Coniston - D
Rydal - C

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.





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Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , commercial@pattinson.co.uk, www.pattinson.co.uk

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