





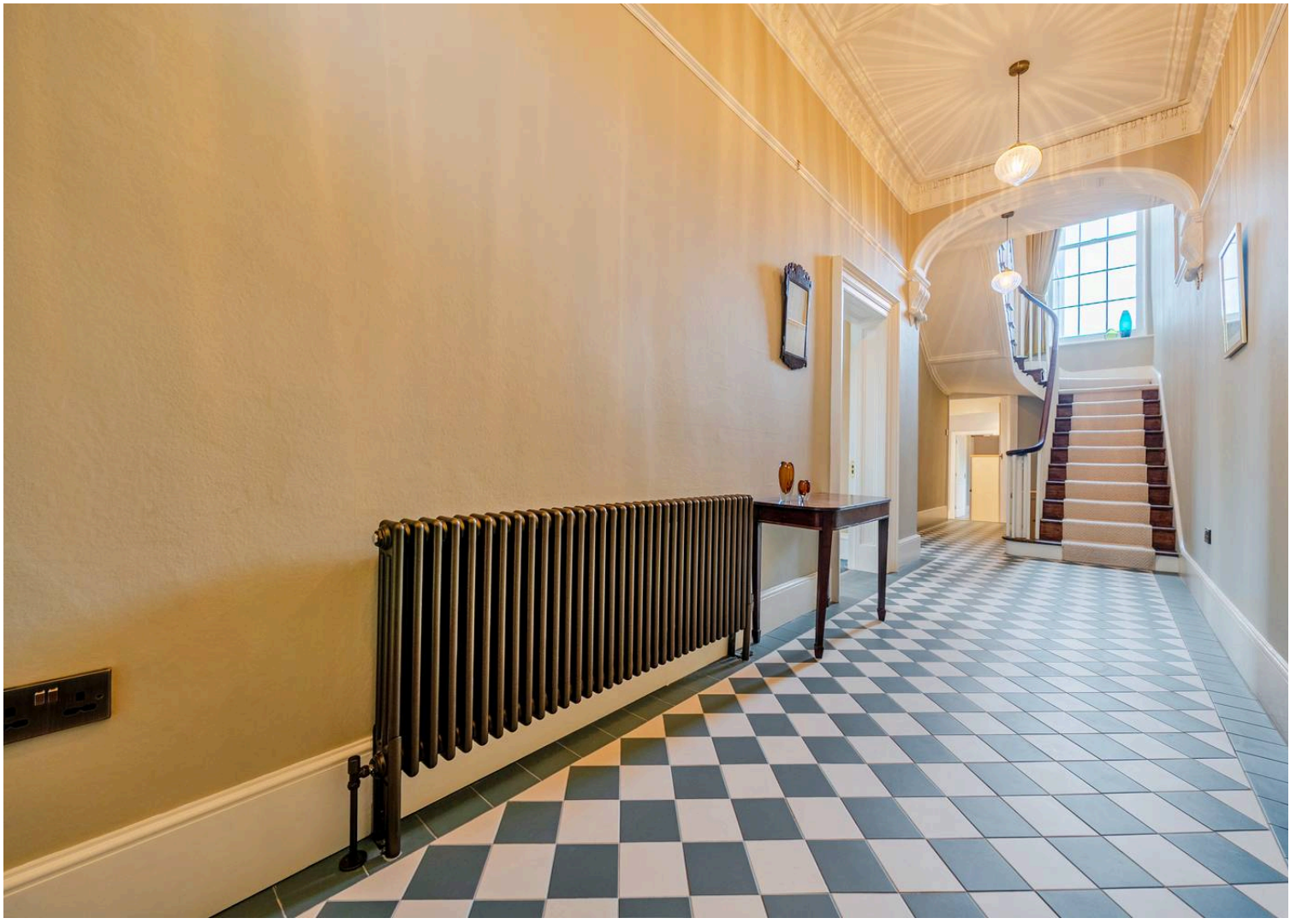
Clements House Eaglesfield Street, Maryport - CA15 6EU

£395,000 Freehold

Steeped in history and full of character, Clements House, formerly The Priory, is an impressive Grade II Listed home dating back to the 1790s. Set within a prestigious conservation area, this magnificent five-bedroom residence boasts an abundance of period features, two elegant reception rooms, extensive ancillary accommodation, cellars and three attic rooms offering exciting development potential. A truly unique home with charm, space and endless possibilities.

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Steeped in history and overflowing with character, **Clements House, formerly known as The Priory**, is an exceptional Grade II Listed residence occupying a prestigious position within the town's conservation area. Dating back to the 1790s with elegant Victorian additions over the years, this magnificent family home showcases a wealth of period features including original sash windows, intricate cornicing, decorative mouldings, picture rails, dado rails, deep skirting boards, natural wood flooring, soaring ceilings and wonderfully proportioned rooms. Arranged over three floors, the property offers five bedrooms, two impressive reception rooms, extensive ancillary accommodation, cellars and three attic rooms with exciting development potential. Beautifully blending sympathetic refurbishment with scope for further enhancement, the home benefits from gas central heating (boiler is 1 year old), new radiators, rewiring completed approximately three years ago, and planning permission to restore the front windows and permission to replace others. Outside, a garage, covered parking with EV charging, and stunning private walled gardens with mature planting provide the perfect finishing touch. Enjoy delightful views across the gardens and Fleming Square while embracing the rare opportunity to own one of the area's most historic and substantial family homes.





Clements House, Eaglesfield Street, Maryport, CA15

Approximate Area = 4163 sq ft / 386.7 sq m
Limited Use Area(s) = 32 sq ft / 2.9 sq m
Garage = 230 sq ft / 21.3 sq m
Total = 4425 sq ft / 410.9 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Grisdales. REF: 1537046

You can include any text here. The text can be modified upon generating your brochure.







THINGS YOU NEED TO KNOW

The property is Freehold. It benefits from mains gas, electric, water and drainage services. There is a two zone heating system (upstairs and downstairs). 1 year old Worcester Bosch boiler and unvented cylinder. There is Smart lighting controlled by an app. Re-wiring has included Kinetic switches. Full fibre broadband.

DIRECTIONS

W3W///inspects.snowballs.cling From Curzon Street proceed up Wood Street and at Crosby Street turn right. Go up the hill and at Fleming Square turn right into Eaglesfield Street and the property is on the left.

THE LOCAL COMMUNITY - CA15

CA15, centred on Maryport and surrounding coastal and rural villages, offers a traditional seaside community with a strong maritime heritage and easy access to both the Solway Coast and the western Lake District. The area features a range of local amenities including independent shops, cafés and pubs, alongside larger supermarkets such as Lidl and nearby retail options in surrounding towns. Education is well served with schools including Netherton Infant School and Netherhall School, while healthcare services and additional facilities are available locally. Residents benefit from transport links via the Cumbrian Coast Line, connecting to larger centres such as Workington and Carlisle. With its coastal setting, historic character and access to scenic countryside, CA15 offers an appealing lifestyle for families, commuters and those seeking a relaxed seaside environment.

ENTRANCE HALL



GARDEN

There's a beautiful garden to the side of the property and with steps down to a pathway with lawns either side and surrounded by an attractive sandstone wall. There are well-established shrub and floral borders, mature trees, areas for seating, and a raised decked area. To the front steps there is an original cobbled area with steps into the front door and paving to the side with planted rose bushes within the border, an electric car charging point.

OFF STREET

1 Parking Space

There is off road parking on the cobbles at the front and that gives access to a garage door which leads to a covered area and opens up into a further concrete area with access to a garage beyond. However this access is particularly narrow and only suited to a small car. This arear at the rear could be developed into the house, subject to necessary consents.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

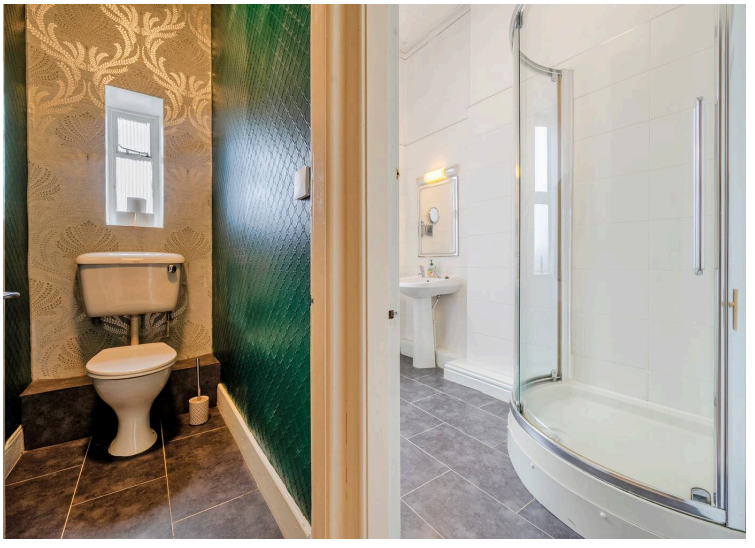
EPC Environmental Impact Rating:













Grisdales Estate Agents

18 South Street, Cockermouth - CA13 9RT

01900829977

cockermouth@grisdales.co.uk

www.grisdales.co.uk

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