



Bardsea

£525,000

2 Bracken Barn, Bardsea, Nr Ulverston, Cumbria, LA12 9QY

There is so much to talk about at this superb property! We only have space for the basics sadly so a viewing is essential to appreciate every part. 2 Bracken Barn is a wonderful property, incredibly spacious and versatile, ideal for families with space and privacy for everyone. This Semi-Detached Barn Conversion is laid out over 3 floors with potential for a flexible arrangement and has a wealth of charm and character throughout, echoing this old buildings roots along with a pleasant, inviting, relaxed and comfortable style.

Alongside everything this property has to offer internally the gardens are quite special too but the location, with the fascinating and scenic walks from the door step and convenient access into town it really is tricky to find a negative!

Quick Overview

Incredibly versatile Barn Conversion
4/5 Bedrooms arranged over 3 floors.
Several, delightful, private Garden Areas
Garden Studio
Stunning walks from the doorstep
Quiet village location
Conveniently close to Ulverston
Double Garage and Parking
Well presented
Superfast Broadband



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Superfast
Broadband



Double Garage
and Parking

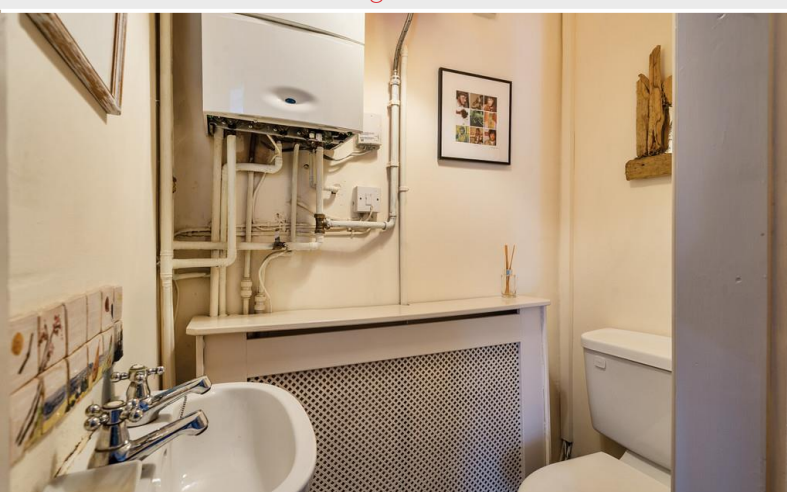
Property Reference: G3054



Living Room



Dining Kitchen



Cloakroom



Patio Garden

The front door opens to the 'Entrance Landing' with a short flight of stairs up and down - the first hint of the charming and unique layout! Downstairs leads to the Inner Hall with useful and sizeable under-stairs storage cupboard and Cloakroom which has WC and wash hand basin and is also home to the gas central heating boiler. Through into the Lounge which is a light room with recessed wood-burning stove for those cosy evenings. Wall shelving, display shelf, windows and glazed door into the South facing Courtyard - one of many separate private Garden areas. Although, evening drinks here in the warm sunlight would be delightful! The Dining Kitchen is well proportioned with dual aspect and external door. The Kitchen 'side' is furnished with an attractive range of pale grey wall and base cabinets with wood effect work surface an inset stainless steel sink. Space for washing machine and oven, integrated dishwasher, fridge and freezer. The Dining 'side' is amply spacious for family dining and entertaining.

On the First Floor is the Master Bedroom, a double Bedroom with pleasant front aspect, fitted wardrobes and door to En-suite Bathroom, comprising, bath with shower over, wash basin and WC. Bedroom 4 is a cosy Double Bedroom with pleasant rear views. The Study/Bedroom 5/Nursery/Den/Snug also has a full height window with pleasant rear aspect. On the Second Floor Bedrooms 2 and 3 both are generously proportioned doubles with 'Velux' roof windows and lovely views towards Bardsea beach. The Landing is particularly spacious and light with 2 'Velux' windows and library shelving - definitely space for a desk for the teens if required. There is also another full bathroom, comprising bath with shower over, wash hand basin and WC.

Outside there are 4, individual, equally charming and well thought through Garden areas. The main is to the front with gravel pathways, well manicured box hedging, ornamental pond, pretty rockery plantings and fun, miniature 'maze' - perfect if you are only a few centimetres tall! This Garden is very private with lots of hidden nooks, crannies and corners. There is also Parking for 1 car. Garden 2 is reminiscent of 'The Secret Garden' with high stone walls and artistically positioned mirrors and 'ornaments'. This 'Secret Garden' can also be accessed via steps from the main Garden and also has the retractable washing line. Garden 3 is privately situated behind the Double Garage with lots of herbaceous plantings, productive Apple tree, Summer House and fabulous Garden Studio/Home Office?. This 'room' is superb with power, light, heating and even an air conditioning unit (although this may need a service having never actually being used). This Garden is incredibly private and enjoys lovely views towards Bardsea Beach. Finally is the lovely, sunny, south facing Courtyard style area situated right outside the Lounge. This area catches the sun right into the evening and is a further relaxing, calming and private outdoor space.

The Double Garage has an up and over door, power and light. There are also 2/3 additional Parking spaces.

Location Bardsea is a small, well located coastal village 2 miles south of the pretty market town of Ulverston on the northern coast of Morecambe Bay. This charming, highly regarded village has a choice of 2 Public Houses, attractive Church and a thriving Village Hall, once the Malt Kiln. Fantastic walks from 2 Bracken Barn are just one of the excellent pluses, literally a hop skip and a jump away from Bardsea Beach and a slightly longer walk in the other direction is the wonderful Birkrigg Common with prehistoric stone circle and



Living Room



Dining Kitchen



Bedroom 1



Study / Bedroom 5



Bedroom 4



Bathroom

wonderful views.

The closest town of Ulverston with its pretty cobbled streets, indoor and outdoor market is within walking distance at 2 miles and has a wide range of amenities including Schools, Doctors Surgeries, Railway Station, Post Office, Shops, Public Houses, Art Deco Cinema and Restaurants to name a few. The beautiful Manjushri Centre at Conishead Priory is even closer.

To reach the property from Ulverston go straight over at Booths Rounabout in the direction of Barrow in Furness and take the 2nd left turn on to Quebec Street. Follow this road for 1 mile, through part of the town to the 'Coast Road'. Just after the Manjushri Centre on the left hand side turn right into the Village. Follow this road in to the centre of Bardsea and bear right, go past the Village Hall and keep left. 2 Bracken Barn is shortly on the left hand side.

What3words:

<https://what3words.com/taskbar.strongly.pleasing>

Accommodation (with approximate measurements)

Hall

Lower Ground Floor

Inner Hall

Cloakroom

Lounge 16' 11" x 11' 1" (5.16m x 3.38m)

Dining Kitchen 18' 4" x 9' 1" (5.59m x 2.77m)

First Floor

Bedroom 1 11' 6" x 10' 1" inc wardrobes (3.51m x 3.07m inc wardrobes)

En-Suite Shower Room

Bedroom 4 12' 0" x 9' 1" (3.66m x 2.77m)

Study/Bedroom 5 11' 3" x 7' 11" (3.43m x 2.41m)

Second Floor

Gallery/Library Landing

Bedroom 2 14' 2" x 12' 4" (4.32m x 3.76m) some limited head height

Bedroom 3 12' 0" x 11' 0" (3.66m x 3.35m) some limited head height

Bathroom

Double Garage 18' 0" x 13' 8" (5.49m x 4.17m)

Summer House 5' 7" x 3' 10" (1.7m x 1.17m)

Garden Studio 8' 0" x 8' 0" (2.44m x 2.44m)

Services: Mains electricity, gas and water. Hardwood double glazed windows and doors. Gas central heating to radiators. Septic tank drainage. Septic tank shared with 4 neighbouring properties. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band D. Westmorland and Furness Council.

Management Charges: Septic Tank - £10 pcm is paid into a contingency fund to cover any costs that may accrue - this pays for the tank to be emptied annually.



Bedroom 3



Craft Room / Office



External



Rear Garden



Garage

Works to the shared driveway are dealt with on an "as and when" basis.

Material Information: There is a Public Footpath to the Beach at the side of the property. There is also a Right of way for neighbours at No.1 Bracken Barn and Well House Farm over the Driveway/Yard.

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

Meet the Team

Mark Hadwin

Sales Manager & Property Valuer

Tel: 015395 32301

markhadwin@hackney-leigh.co.uk



Helen Hadwin

Office Manager

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Tracy Staton

Sales Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Sarah Lucas

Sales Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



David Heaven

Viewing Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Carolyn Featherstone

Viewing Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.



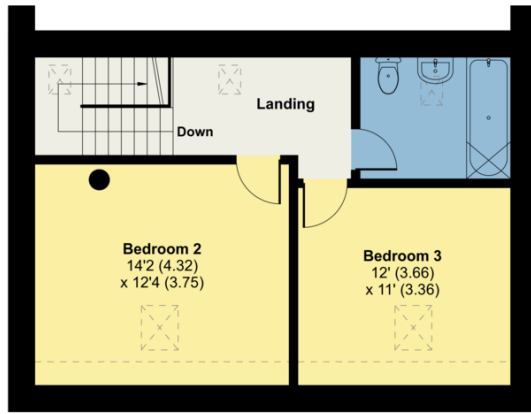
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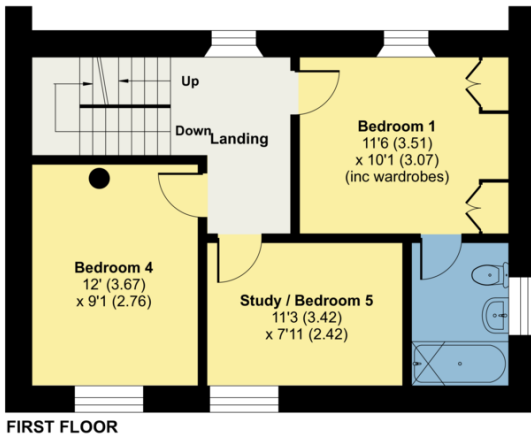
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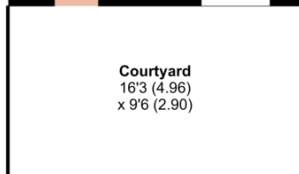
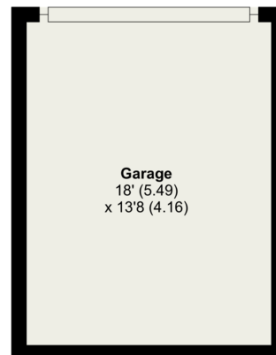
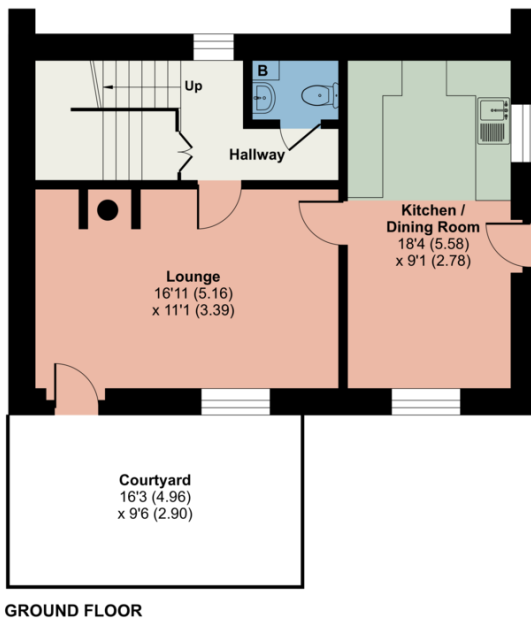
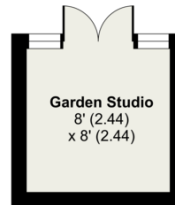
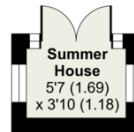
Bracken Barn, Bardsea, Ulverston, LA12



Approximate Area = 1423 sq ft / 132.2 sq m
 Limited Use Area(s) = 35 sq ft / 3.2 sq m
 Garage = 246 sq ft / 22.8 sq m
 Outbuildings = 85 sq ft / 7.8 sq m
 Total = 1789 sq ft / 166 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). © n|checon 2025. Produced for Hackney & Leigh. REF: 1266864

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