

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## Hardknotts Bungalow

Leece, Ulverston, LA12 0QT

Offers In The Region Of £1,350,000  4  2  2  E





# Hardknotts Bungalow

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Owned from new (42 years), only for sale due to retirement. Rare freehold detached three bed bungalow with self contained one bed annexe, with agricultural tie. Cira 16 acres of land (one field separate), extensive range of outbuildings. Accommodation, with central heating, UPVC double glazing, attached garage, modern fitments. Hall, 19ft lounge, kitchen diner, dining room, three bedroom, bathroom. Annexe (modern extension), 21ft lounge, multifuel stove, French doors, fitted 22ft family kitchen and appliances, 13ft conservatory with stunning views, fitted bedroom, modern four piece bathroom. Superb rural location, between Barrow and Leece village. Six outbuildings with electrics, grazing building, store/sales. Quality agricultural fields. (Overridge Clause to be added) Currently trades for egg production, sales and delivery. All enquiries to Sale Agent, Corrie and Co Ulverston.

## Accommodation Description

### Entrance Vestibule

### Entrance Hall

15'5" (4.70)

### Lounge

19'0" x 10'9" (9'6") (5.80 x 3.30 (2.9))

### Third Bedroom / Dining

10'5" x 11'1" (3.20 x 3.40)

### Kitchen / Diner

10'2" x 13'1" (3.10 x 4.0)

### Bedroom One

16'8" x 11'5" (5.10 x 3.50)

### Bedroom Two

7'10" x 10'5" (2.40 x 3.20)

### Bedroom Three

10'5" x 15'1" (3.2 x 4.60)

### Bathroom

10'5" x 7'6" (3.20 x 2.30)

### Side Access

### Lounge

20'11" x 10'5" (6.40 x 3.20)

### Conservatory

13'5" x 10'5" (4.10 x 3.20)

### Kitchen / Diner

22'7" x 13'9" (6.90 x 4.20)

### Utility Room / Rear Porch

of 7'10" (of 2.40)

### Inner Hall

### Bedroom

14'1" x 14'9" (4.30 x 4.50)

### Bathroom

7'6" x 9'10" (2.3 x 3.0)

### Attached Garage

of 17'4" x 18'0" (of 5.30 x 5.50)

### Business



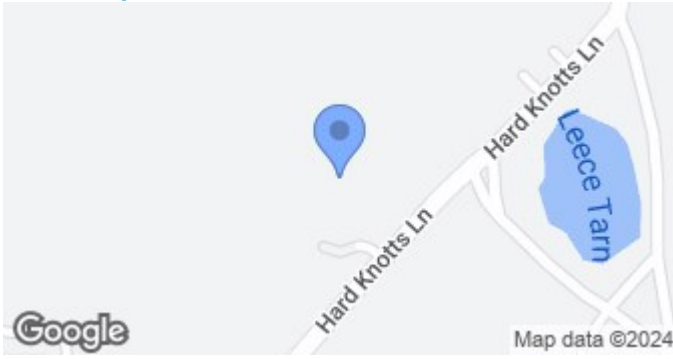
- Rural Location with open views
  - One Bedroom Annexe
- Argricultural Fields set in approximatley 8 Acres
  - 16 Acres of Land in total

- Detached Bungalow
  - Outbuildings, Grazing Building, Stores
  - Sold with Argricultural Tie
  - Council Tax Band D





## Road Map



## Terrain Map



## Floor Plan



HARD KNOTTS BUNGALOW, ULVERSTON

Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
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(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

78

45