



Kempsey

Ulverston, LA12 0PS

Offers In The Region Of £430,000



4



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Situated in the picturesque and sought-after village of Urswick, this spacious family home presents a rare opportunity for a variety of potential buyers. Brimming with traditional charm, the property features four well-proportioned bedrooms, a bathroom, a separate shower room, a cosy living room, a dedicated study, a formal dining room, a generously sized kitchen-dining area, a practical utility room, and a useful cellar. Externally, the home boasts a beautifully enclosed limestone-walled garden with a sunny aspect to the side, while the front offers a well-maintained garden and the convenience of off-road driveway parking.

Step into this charming period home where character meets comfort. The welcoming living room features a large sash window that fills the space with natural light, along with a gas fireplace as a cosy focal point. A door leads directly out to the garden, perfect for relaxing or entertaining. The dining room is equally impressive, boasting a large sash bay window, another fireplace, and stunning tiled flooring that adds warmth and elegance.

You'll also find a traditional farmhouse-style kitchen with beautiful quarry tile flooring and ample space for dining. A utility room adds practicality for everyday living. There's also access to a basement/store area, ideal for additional storage.

Upstairs, a generous landing leads to three spacious double bedrooms and a fourth single bedroom/study. The main family bathroom is styled with Victorian flair, featuring a freestanding claw foot bath, bidet, WC, and basin. A separate shower room adds further convenience.

Outside, enjoy private wrap-around mature gardens, complete with lawn and patio areas. There's also the benefit of off-road parking.

Lounge

16'2" x 12'11" (4.930 x 3.946)

Living Room

10'0" x 6'6" (3.063 x 1.982)

Dining Room

11'11" x 11'5" (3.636 x 3.485)

Kitchen

12'4" x 7'5" (3.783 x 2.272)

Utility

9'6" x 6'4" (2.898 x 1.944)

Study

16'0" x 10'1" (4.880 x 3.079)

Landing

21'1" x 6'5" (6.434 x 1.961)

Bedroom One

16'2" x 13'11" (4.935 x 4.266)

Bedroom Two

12'10" x 9'5" (3.918 x 2.877)

Bedroom Three

12'10" x 9'8" (3.917 x 2.950)

Bedroom Four

9'9" x 6'7" (2.986 x 2.016)

Attic Room

10'1" x 5'4" (3.083 x 1.635)



- Popular Village Location
 - Useful Cellar
 - Off Road Parking
- Characterful & Charming

- Superb Family Home
 - Mature Gardens
 - Attic Room
- Council Tax Band - E



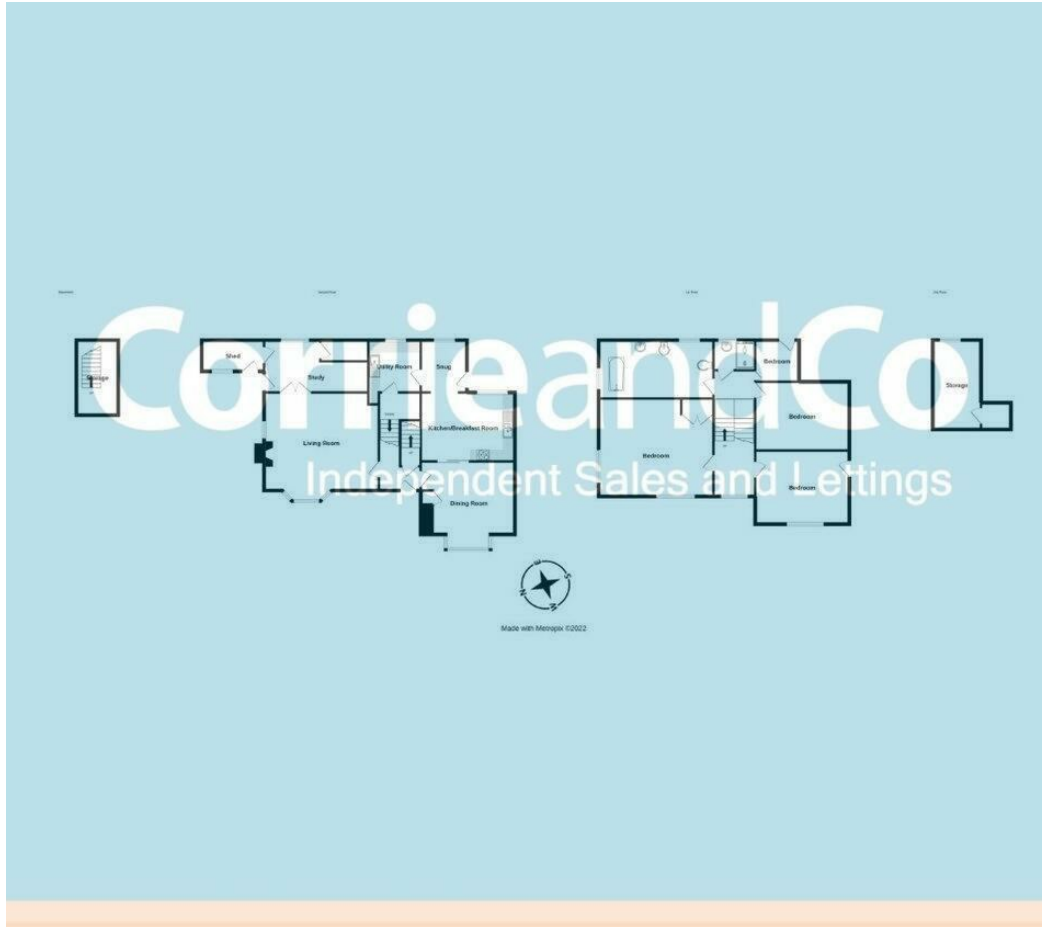
Road Map



Terrain Map



Floor Plan



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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		
(39-54) E		
(21-38) F		
(1-20) G		
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