



## 2 Orchard Road

Bardsea, Nr Ulverston, LA12 9QN

Offers In The Region Of £485,000



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## Offers In The Region Of £485,000



*This delightful family home, built circa 1960, presents a unique opportunity. Cherished by the same family since its construction, the property has never been brought to market before – a rare find. Set in a quiet location on the edge of Barsea Village, it enjoys open views of Birkrigg Common to the rear, and village aspects stretching over Morecambe Bay and The Pennines to the front.*

*Surrounded on three sides by the original orchard and a charming walled garden, the home offers privacy and a sense of space. A garage with an inspection pit makes this an ideal choice for car enthusiasts.*

*Inside, the property requires modernisation but offers huge potential with three reception rooms, four bedrooms, and space to extend (subject to planning permission).*

A stunning property, offering a blend of spacious living, breathtaking views, and endless potential. Nestled on a generous wrap-around plot, this home takes full advantage of its stunning views over Morecambe Bay, with large windows letting in natural light to create an airy and welcoming atmosphere throughout.

As you enter, you are greeted by a well-sized entrance hall that provides easy access to the main living areas. The hallway sets the tone for the rest of the home, with its light-filled and open feel.

To the left, the living room offers a spacious and light-filled setting, with a large picture window framing views of the beautiful mature gardens. A patio window provides direct access to the rear terrace, making it ideal for seamless indoor-outdoor living. The room also features an open slate fireplace, adding warmth and character to this welcoming space—perfect for relaxing with family or entertaining guests. Adjacent to the living room is a versatile snug or additional reception room with its own window—ideal as a home office, playroom, or reading nook.

The ground floor also features a convenient cloakroom and downstairs W/C, ensuring practicality and ease for family members and guests alike.

The dining room is a wonderful space, with sliding doors opening directly onto the patio and gardens, allowing a seamless flow between the indoor and outdoor living areas. This room flows effortlessly into the kitchen and two utility spaces, offering plenty of storage and workspace, perfect for those who love to cook and entertain.

Upstairs the hallway is open and offers access to all bedrooms, there is a large picture window over looking Morecambe Bay and further fells. You will find four generously sized bedrooms, each one offering plenty of space and natural light. The bedrooms are designed to be comfortable and versatile, easily adapting to your needs, whether that's for a growing family or additional guest rooms.

The family bathroom is also located on this floor and offers ample space to refresh. Additionally, there is a separate WC for added convenience, making this floor both functional and comfortable.

The external plot offers potential, with a wrap-around garden providing space for extension if desired. Whether you're looking to create additional living spaces or simply enjoy the outdoors, this property offers ample opportunities.

Other standout features include an attached garage with an inspection pit, ideal for those who enjoy car maintenance or need additional storage. A carport offers convenient off-street parking, while the stylish slate open porch adds a touch of character and charm to the front of the home.

This property is a true gem, offering a bright and airy interior, stunning views over Morecambe Bay, and a wrap-around plot with endless possibilities. From the spacious entrance hall to the well-sized living areas, the comfortable bedrooms, and the potential for expansion, this home is perfect for those seeking a balance of practicality and style. Don't miss the opportunity to make this dream home yours!

### Entrance Hall

11'10" x 8'11" (3.622 x 2.725)

### Living Room

19'10" x 13'11" (6.064 x 4.246)

### Dining Room

11'11" x 10'11" (3.652 x 3.332)

### Reception Room/Snug

10'10" x 9'10" (3.326 x 3.006)

### Kitchen

12'4" x 9'9" (3.772 x 2.992)

### Cloaks

6'1" x 3'11" (1.868 x 1.219)

### Utility

9'10" x 5'6" (3.011 x 1.684)

### Utility/Storage Room

8'11" x 6'3" (2.727 x 1.926)

### Landing

19'8" x 10'1" (5.999 x 3.086)

### Bedroom One

13'10" x 10'11" (4.226 x 3.338)

### Bedroom Two

7'7" x 10'8" (2.33 x 3.26)

### Bedroom Three

11'11" x 10'11" (3.646 x 3.340)

### Bedroom Four

10'7" x 6'10" (3.231 x 2.101)

### Family Bathroom

9'10" x 6'0" (3.015 x 1.844)

### WC

5'1" x 3'1" (1.550 x 0.955)

### Garage

19'4" x 9'10" (5.898 x 3.013)





- Rare Opportunity
- No Upper Chain
- Off Road Parking & Garage
- Generous Internal Accommodation
- Exciting Extension Potential (Subject to P/P)
- Same Family Ownership Since Built
- Stunning Countryside & Bay Views
- Original Orchard Walled Garden.
  - Utility Room
- Council Tax Band - F



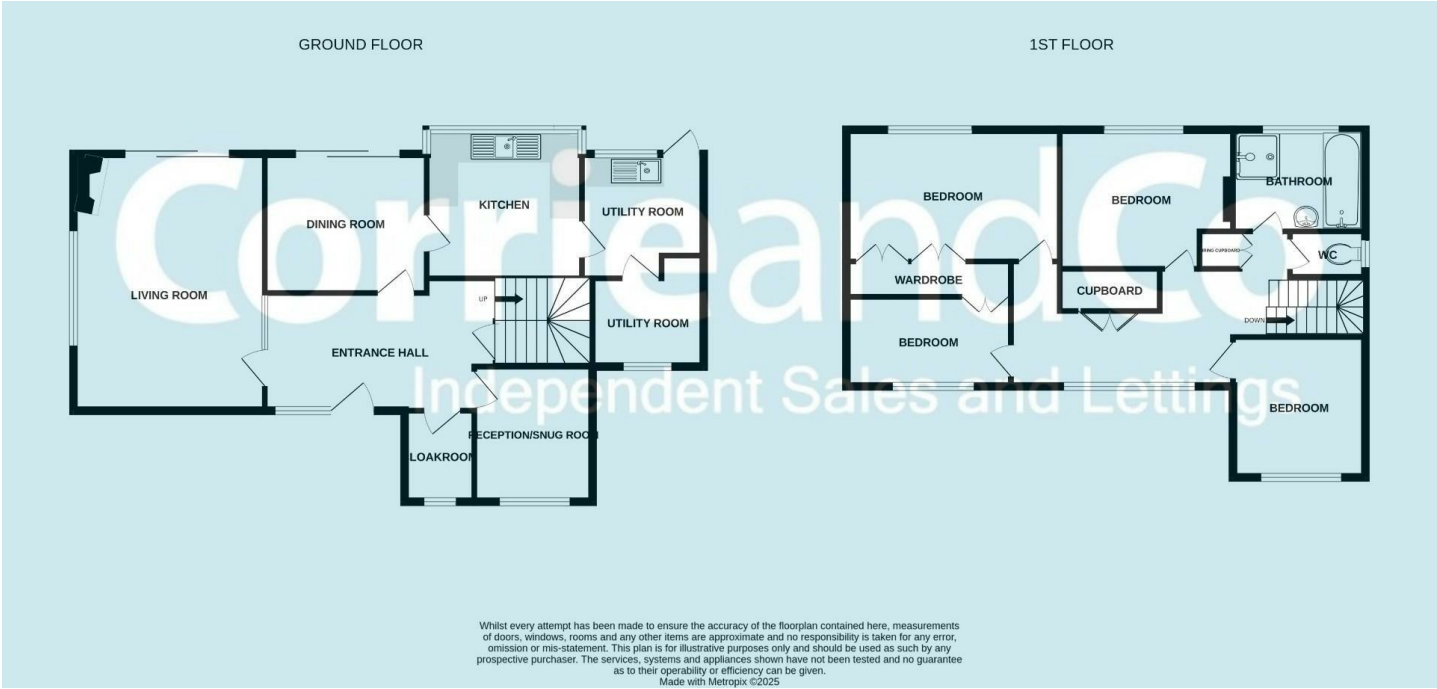
Road Map



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.

