



Newbiggin, Ulverston, LA12 0RJ

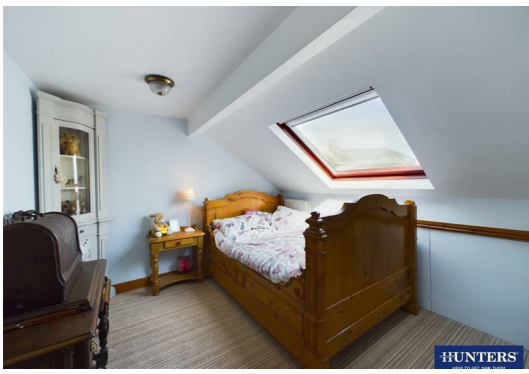
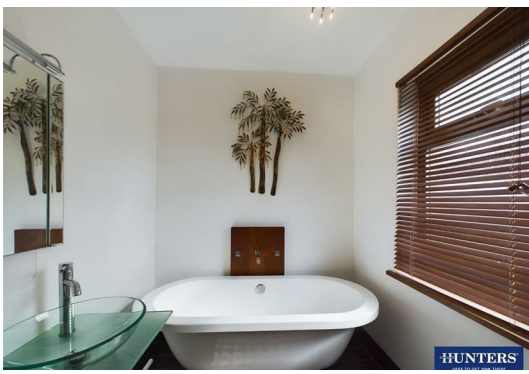
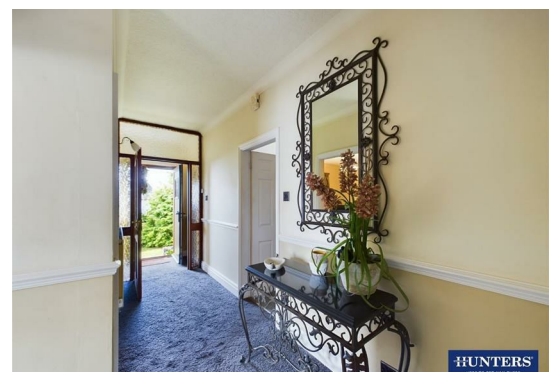
- Situated within the coastal village of Newbiggin
- 15 minutes drive from both Ulverston and Barrows facilities
- Fantastic landscaped grounds with an outside bar and pizza oven
- Farmhouse style kitchen with central island and utility room
- Workshop/garage plus parking for four cars
- A stroll from Seacroft beach and a short drive from Aldingham beach
- Ideal for those wanting a semi rural location
- Generous ground floor layout with two reception rooms, sunroom and office space
- Three first floor bedrooms with master en-suite and additional store
- Energy performance certificate E

Offers Over £350,000



Situated within the coastal village of Newbiggin, a quiet hamlet close to the sandy beach at Seacroft Park Ulverston. Stonethwaite is a dormer bungalow setback from the road within a generous plot with fantastic front and rear gardens, parking for four cars, a large garage/workshop, a range of outbuildings and a "show stopping outside bar/entertaining area" fitted with a "freestanding pizza oven". Internally there's two reception rooms of tasteful décor, a sunroom, spacious yet traditional in style farmhouse kitchen with an impressive central island, utility room, an office and a modern and contemporary four piece family bathroom suite. The first floor locates the dormer there's three double bedrooms, a master ensuite shower room and a separate walk-in store room.

Ideally suitable for those wanting a peaceful setting close to the beach with generous living accommodation and superb gardens. Within a 15 minute drive of Ulverston and Barrow in Furness's facilities. Close to the shores of the "beach" situated off the Furness coastal road.





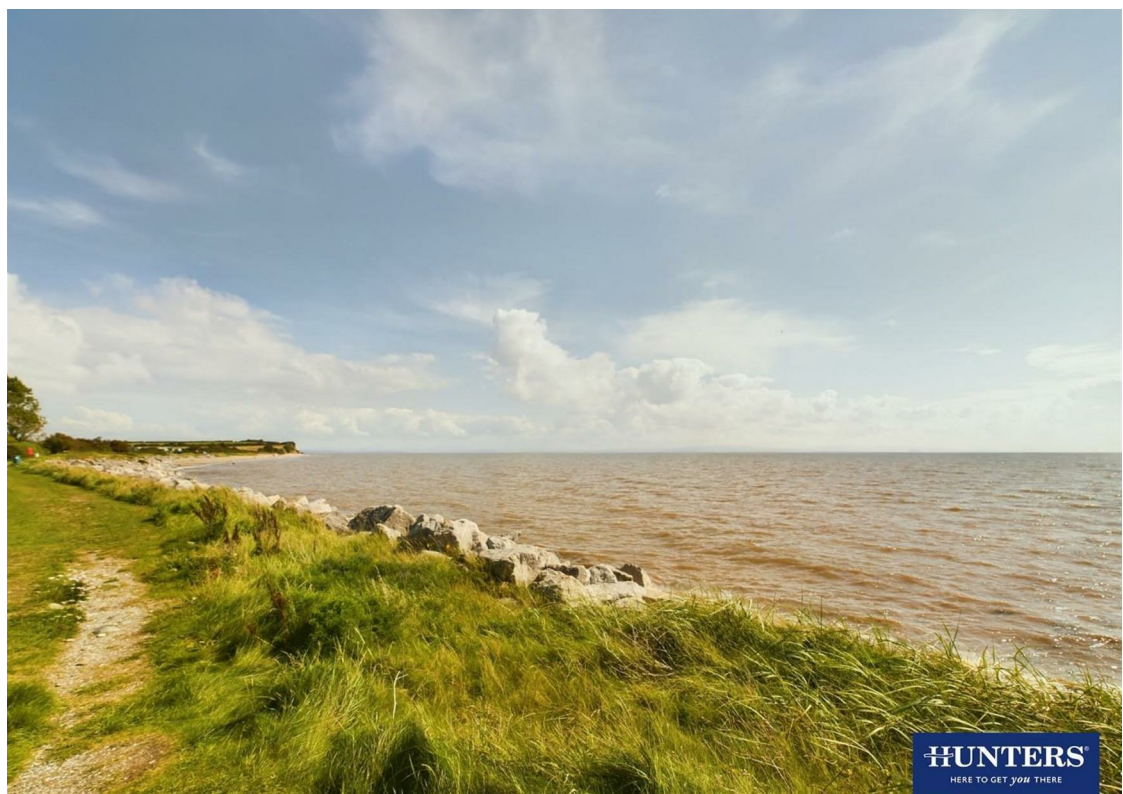
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area⁽¹⁾

2163.85 ft²
201.03 m²

Reduced headroom

115.81 ft²
10.76 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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