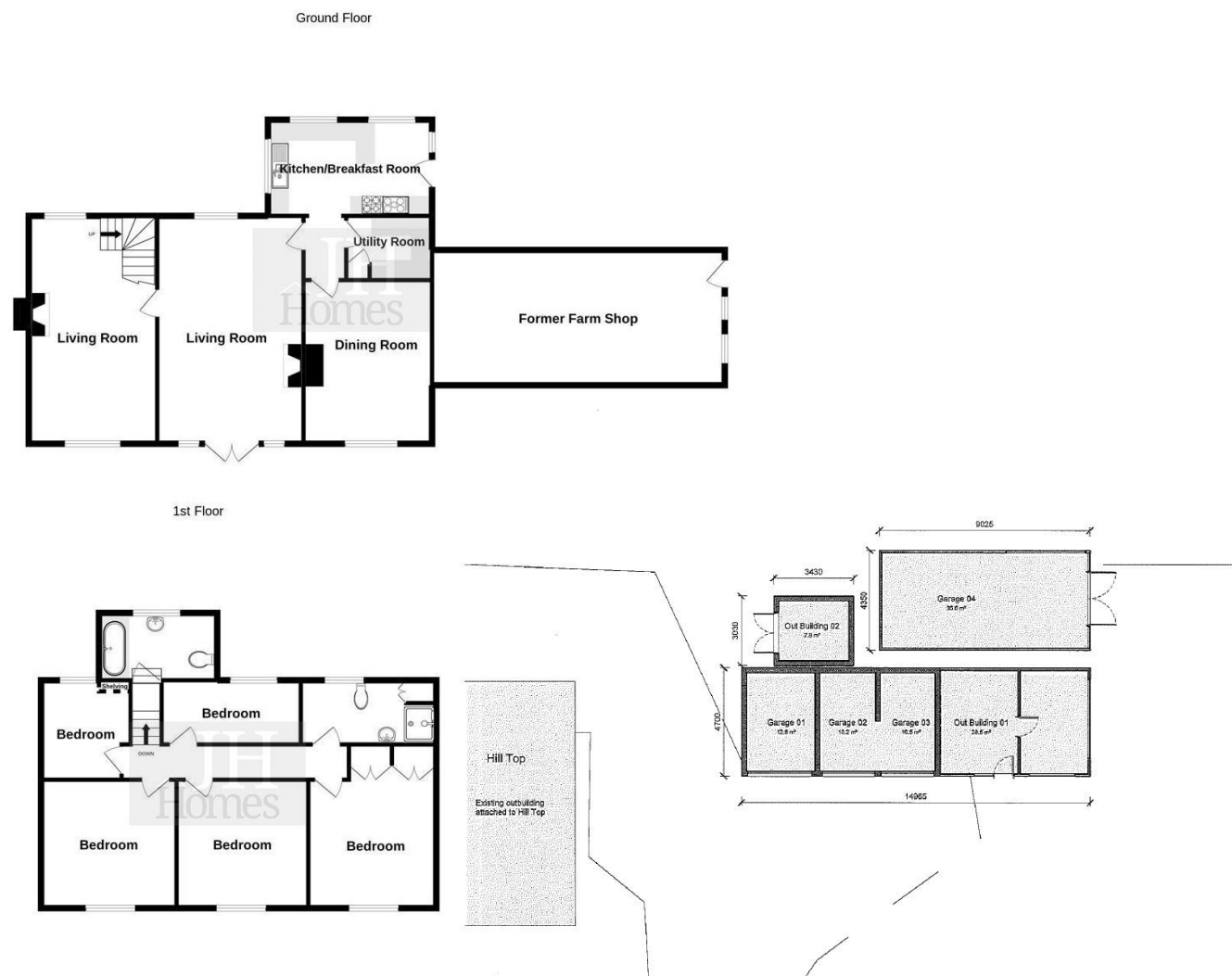




Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

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GARAGE &
PARKING

Hill Top, Coast Road,
Baycliff, Ulverston, LA12 9RS

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Fantastic opportunity to purchase a substantial detached family home situated in a stunning position to the outskirts at Baycliff. Positioned to offer stunning views over the surrounding countryside and beautiful Morecambe Bay which is an absolute asset and unique selling features to this fabulous home. Very well presented throughout and fitted to a high standard and internal inspection is strongly advised to appreciate not only the location but quality of the home. Comprising of kitchen/diner, inner hall, utility, three reception rooms, five bedrooms, bathroom and shower room.

Attractive garden surrounding the property and excellent parking, numerous garages/stores and the further advantage of the former Farm Shop attached to the property that offers super potential for general development and refurbishment for a number of uses. The property has a field and paddock to the perimeter which extends to in the region of three acres and can be available by separate negotiation. In all a superb opportunity in a stunning position adjacent to the coast road leading from Ulverston to Rampside with early viewing essential to appreciate this superb opportunity.



DIRECTIONS

Proceeding from Ulverston along the Coast Road, when you reach Baycliff, stay on the Coast Road, passing the Fisherman's Arms on the right. Follow the road and as you climb up the hill the property is situated on the right (look out for the Mermaid) turning right onto the drive.

The property can also be found by using the following "What Three Words"

<https://what3words.com/marathons.length.cooking>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains services include electric and water. Oil heating by way of a tank and drainage is by way of a septic tank.

PLEASE NOTE: We are advised that our property owns the access with next door having a right of way to their property until such time that they create their own access when the right of way will cease.





UPVC double-glazed door leading from the rear of the property directly into:

KITCHEN/BREAKFAST ROOM
15' 2" x 9' 4" (4.64m x 2.85m)
Fitted with a good range of traditional farmhouse style base, wall and drawer units including wine rack and complementary dark worktop over extending to a breakfast bar. Incorporating white ceramic one and a half sink unit with brass effect mixer tap, Range Master cooker with five ring electric hob and oven. Integrated Bosch dishwasher and fridge. Three uPVC double-glazed window to rear and PVC door with glazed inserts and window to side. Tiled flooring and door to inner hall with access to utility room and two reception rooms.

UTILITY ROOM
8' 2" x 6' 2" (2.51m x 1.90m)
Fitted with a range of base and wall units with recess for freezer, tumble dryer, and plumbing for washing machine. Floor mounted Oil fired Worcester boiler for the heating system.

LOUNGE
20' 2" x 11' 11" (6.15m x 3.65m)
UPVC double glazed French doors to the front elevation with far-reaching stunning views over Morecambe Bay and surrounding countryside and further window to the rear. Two radiators, wood grain effect laminate flooring, electric light, telephone point and TV aerial. Central feature, fireplace with pine fire surround, tiled hearth and electric living flame effect fire.

DINING ROOM
13' 9" x 12' 1" (4.20m x 3.70m)
Front facing uPVC double glazed window offering stunning views over the bay. TV aerial point and radiator.

FURTHER RECEPTION ROOM
20' 2" x 12' 2" (6.16m x 3.73m)
Double glazed windows to the front and rear elevations with the front window offering the beautiful views over the surrounding countryside and over Morecambe Bay.



Central feature, fireplace with Victorian style pine fire surround, tiled and cast inset with open grate fire, two radiators, electric light, power and TV aerial point. Staircase leading to the first floor with under stairs storage cupboard.

FIRST FLOOR LANDING
Staircase with half landing offering access to the bathroom. The main landing offers internal doors to bedrooms and shower room.

BATHROOM
10' 11" x 6' 2" (3.33m x 1.89m)
Modern, reproduction style, three piece suite in white with brass effect fitments comprising of roll top bath with ball and claw feet and traditional style mixer tap, WC and wash hand basin. Tiled splashbacks and uPVC double glazed window.

BEDROOM
12' 3" x 11' 9" (3.75m x 3.59m) plus wardrobe Double room with uPVC double glazed window to the front elevation offering far reaching panoramic views over the surrounding countryside and Morecambe Bay. Fitted wardrobes including two mirror fronted doors, laminate wood grain effect flooring, TV aerial point, telephone point and radiator.

BEDROOM
12' 1" x 10' 3" (3.70m x 3.14m)
Built-in furniture including dresser drawer unit, wardrobe with hanging space and shelving and bedside units. UPVC double glazed window to the front offering stunning views over the countryside and Morecambe Bay, double radiator, electric light, power and TV aerial point.

BEDROOM
12' 4" x 10' 3" (3.76m x 3.14m)
Further double room with further fitted wardrobes and dresser drawer unit. UPVC double glazed window to the front offering fabulous views over Morecambe Bay.

BEDROOM
9' 6" x 9' 2" (2.92m x 2.80m) widest points
UPVC double glazed window looking to the rear garden and field. Radiator, wood grain effect laminate flooring, electric light, power and TV aerial point. Useful cupboard over the stairs with shelving.

BEDROOM
12' 1" x 6' 4" (3.70m x 1.94m)

Single room with uPVC double glazed window to the rear overlooking the garden and field. Radiator, electric light power and TV aerial point.

SHOWER ROOM
12' 4" x 6' 8" (3.78m x 2.04m)
Modern three-piece suite comprising of WC, pedestal wash hand basin and shower cubide with Triton shower. Tiled flooring and uPVC double glazed window with patterned glass pane.

EXTERIOR
Hilltop has an enviable position offering most beautiful panoramic views over the surrounding countryside and farmland. The gardens to the front take advantage of the excellent views with rockery and natural borders. Drive with ample space for parking and turning of multiple vehicles. Across the drive there is a row of three garages with up and over doors and an excellent sized workshop alongside and further double garage to the rear along with an additional store/former stable. This area may offer potential for further development subject to consent. AVAILABLE BY SEPARATE NEGOTIATION To the rear of the property is an excellent field and paddock which again offers fantastic views over the Morecambe Bay. We are advised the paddock extends to approximately three acres. The field/paddock has separate vehicular access from the main road with the potential to add an additional drive if required subject to acquiring the usual permissions. To the corner of the field is a building previously used as a stable. The field and paddock are available by separate negotiation.

FARM SHOP
14' 4" x 21' 11" (4.37m x 6.70m)
Attached to the house and offering a super potential for a variety of uses.

GARAGES
Garage 1. 4.60 x 3.03
Garage 2. 4.58 x 2.47
Garage 3. 4.33 x 2.90
Garage 4. Un-measured. Please note this an older timber building that is unstable so hasn't been measured internally.
Outbuilding 1. 4.41 x 3.04 + 4.44 x 2.95
Outbuilding 2. 4.31 x 2.57