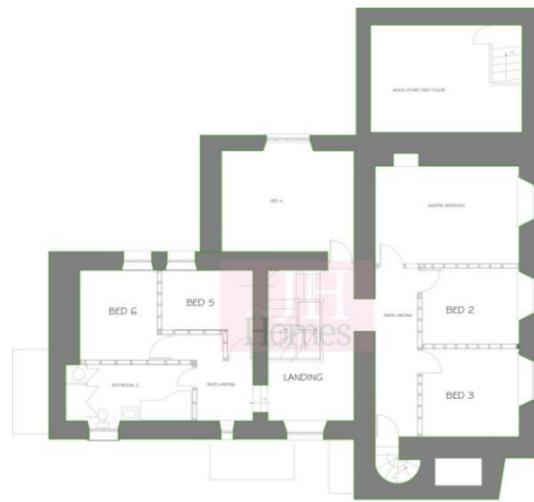
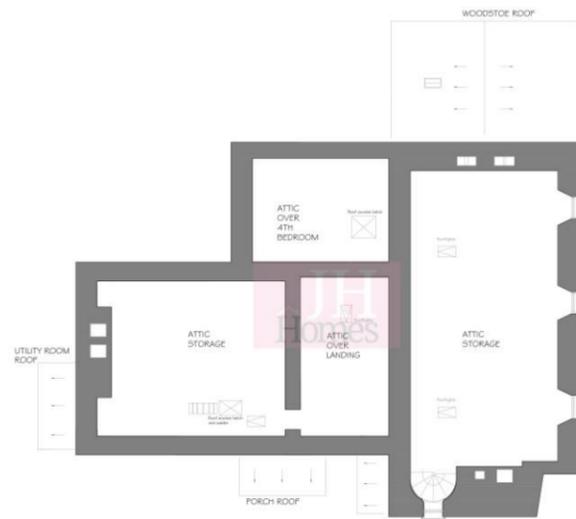




GROUND FLOOR



FIRST FLOOR



ATTIC LEVEL PLAN



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.



JH Homes

£950,000



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PARKING

Baycliffe House, Baycliff, Ulverston, LA12 9RN

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Exceptional Grade II Listed property offering a superb opportunity of not only a beautiful period family home but also has the benefit of a barn which has been utilised as an office suite, small workshop and two storey former Coachman's Cottage at the head of the driveway, currently utilised for craft working and storage.

The property itself is an historic home within the heart of the popular village of Baycliff, offering superb and spacious six bedroom accommodation with character that has been lovingly cared for by the family owners for nearly 40 years. The barn offers a perfect opportunity for anybody with their own business, looking to generate additional income from subletting office space or indeed exploring the opportunity for creating annexed letting accommodation.

Baycliffe House offers three reception rooms, fantastic and spacious farmhouse kitchen, ground floor shower room and to the first floor six bedrooms, family bathroom and an undeveloped attic room offering further potential if required. Attractive front garden and rear courtyard having access to the attached woodstore, currently utilised as garden and general storage on two levels. From the driveway there is access to the barn/office, workshop and former Coachman's Cottage all of which provide development potential for commercial and residential purposes. The Cottage had planning approval for extension and change of use to accomodation and the barn for commercial use as an office.

Viewing is essential to appreciate the versatility and amazing opportunity the house has to offer, with the location situated adjacent to the coast road, offering views from the front towards Morecambe Bay and with access to the lovely surrounding countryside and easy driving access to Ulverston, Barrow and the Low Furness Villages.



DIRECTIONS

From Ulverston, take the Coast Road and take the first right turn after the Baycliff sign and follow this road down into the center of the village. Baycliffe House can be found on the right as the road bends right towards the village green.

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

<https://what3words.com/protester.unfair.bars>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: G

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains services include water, electric and drainage. Heating is by way of oil central heating.





ENTRANCE HALL

Slate tiled floor to the entry point with featured timbers and recessed display niche. Radiator, connecting doors to shower room, kitchen and under stairs store and stairs to a galleried landing.

LOUNGE

17' 4" x 12' 3" (5.30m x 3.75m)

Exposed beam, window lintel, alcove lintel and multi pane single glazed sash unit with deep sill. Central feature fireplace with wooden lintel, tiled hearth and feature brick inset housing stove. To the side is an alcove with double doors to a storage cupboard creating a useful TV shelf, two radiators, two ceiling light points and two wall light points.

SECOND RECEPTION ROOM

17' 4" x 13' 1" (5.29m x 4.01m)

Stunning inglenook fireplace with slate hearth and feature exposed stonework housing a stove with recessed display nooks. Exposed beams and timbers to ceiling, stone mullion window and further sash single glazed windows with shutters and window seat overlooking the front garden. Timber lintel to the rear with recessed display area, radiator, two ceiling light points, four wall lights and ample power sockets.

SHOWER ROOM

9' 6" x 5' 2" (2.92m x 1.60m)

Three piece suite in white comprising of glazed cubicle with thermostatic shower, wash hand basin inset to vanity unit with cupboards and drawers under and mirror fronted cabinet over and WC with concealed cistern and push button flush. Deep sill to single glazed pattern glass window, tall chrome ladder style towel radiator, full tiling to walls and floor and further modern panelling to ceiling with recessed ceiling downlights.

KITCHEN/DINER

19' 7" x 17' 1" (5.97m x 5.21m)

Farmhouse style kitchen beautifully presented with an impressive range of bespoke units with solid wood doors complemented by beautiful Kirkstone slate work surface including central island. The side surface has a grooved drainer with one and a half bowl stainless steel sink and mixer tap. Integrated double oven and grill, microwave recess and former fireplace recess with timber surround, slate sides with cupboards below housing a Sandiford Classic oil fired range for cooking and heating purposes. Further recess for an American style fridge freezer. Traditional deep alcove storage cupboards, storage cupboard unit, drop down "Sheila Maid" clothes dryer, scene setting lighting system with recessed downlights, lighting over the range, central island and further concealed lighting over the cupboards with control points located throughout the kitchen. Multi paned window to side overlooking the lovely rear courtyard having deeper sill and shutters to side. Radiator, door to useful shallow coat cupboard with further doors to side porch, dining room and utility.



PORCH

12' 3" x 5' 2" (3.75m x 1.59m)

Ample space for shoes, boots, coats and appliances if required. Slate top, sensor controlled lighting, power point and a useful space between the driveway and kitchen with door to side drive.

UTILITY ROOM

Plumbing for washing machine with shelf over for dryer, window to side, door to rear and door to boiler cupboard housing high efficiency condensing oil fired boiler integrated with the range boiler system for the central heating and hot water systems.

DINING ROOM

15' 9" x 11' 10" (4.8m x 3.61m)

Single glazed multi pane window to side looking to the courtyard, further slit window beyond and multi pane glazed door giving access to the courtyard. Exposed feature timber lintel, feature stone pointed wall and traditional meat hooks to ceiling. Three wall light points, two ceiling light points and tiled floor.

FIRST FLOOR LANDING & INNER LANDINGS

Multi pane window, wooden cornice, recessed ceiling lights and access to a bedroom. Access to inner landing areas leading to all bedrooms, bathroom and attic. Left inner landing provides radiator and glazed multi panel door to staircase returning to the attic room and three bedrooms with the second inner landing to the right offering single glazed window and deep sill and doors to two further bedrooms and bathroom.

BEDROOM ONE

17' 2" x 11' 8" (5.25m x 3.57m)

Double room with feature sash window to front with shutters and deep sill giving a super outlook towards the bay and over Morecambe Bay in the distance. Feature recess with wooden lintel shelf offering potential if required to break through into the adjacent upper floor of the woodstore to create an ensuite facility. Radiator, ceiling light point and ample power sockets.

BEDROOM TWO

13' 8" x 10' 5" (4.19m x 3.19m)

Double room currently used as a dressing room servicing the master bedroom. Radiator, feature sash window to front with window seat again offering a lovely view over the bay. Exposed beam and door to narrow shelved storage area.

BEDROOM THREE

13' 6" x 8' 9" (4.13m x 2.67m)

Further double room with single glazed window to front with deeper sill giving an outlook towards the village and to the side towards the bay. Radiator and ceiling light point.

ATTIC ROOM

Offering super potential for further developments if required with access from an ancient wooden Oak tread spiral staircase with window to side. The area has three windows to front and two openable roof lights one of which provides access to the roof valley. Exposed Oak trusses, roof purlins, pegged Oak floor boarding and original grain hopper. Complete with power, lighting and two way switching to stairs.

BEDROOM FOUR

15' 8" x 11' 8" (4.78m x 3.56m)

Double room with single glazed window with seat to side looking towards some of the neighbouring village properties. Radiator, loft access point, electric light and power.

BEDROOM FIVE

10' 6" x 8' 5" (3.22m x 2.59m)

Double room with single glazed window to side, radiator, wall and ceiling light point and power socket.

BEDROOM SIX

10' 9" x 7' 2" (3.30m x 2.20m)

Double room with single glazed window to side, radiator, ceiling and wall light point and power socket.

BATHROOM

12' 5" x 6' 6" (3.78m x 1.98m)

Three piece suite in white comprising of bath with mixer tap shower fitment, wash hand basin with mixer tap inset to vanity unit with storage under and WC with concealed cistern and push button flush. Attractive tiling with feature border tile, built in cupboards one housing an ample sized modern pressurised, pre-insulated rapid recovery hot water tank and recessed ceiling downlights.

GARDEN/WOOD STORE

17' 9" x 12' 6" (5.41m x 3.81m)

Stone built with slate roof and comprising of ground and first floor with timber staircase, water, power and lighting. Access to rear courtyard and front gardens.

EXTERIOR

To the front of the property is an attractive garden with stone walling to the road and driveway and concreted pathways linking the front gate with the housefront door, side gate to driveway and front access door to the attached wood store.

The front garden is laid to lawn with mature shrubs and has a South facing aspect for seating looking down into the centre of the village. Driveway extending to the rear wall of the property with attractive rockery and providing ample parking additional to the forecourt in front of the barn/office building.

A small walkway to the end of the driveway leads to the rear courtyard and back door of the utility room as well as the main porch entry to the kitchen.

Enclosed courtyard with substantial stone walls offering a high degree of privacy as well as access to the dining room door and the rear door of the attached woodstore. With mature shrubs, small vegetable garden and greenhouse.

Slate steps from the driveway provide access to the Cottage garden and door to the Cottage first floor.