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£600,000



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GARAGE &  
PARKING

Marsh Beck Farm, Brick Kiln Road,  
Ulverston, LA12 9GP

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Substantial detached bungalow situated on a generous plot in this beautiful position that is surrounded by countryside and yet only minutes from the town centre. Very well presented throughout and offers most spacious accommodation suited to a wide range of buyers including the family purchaser. Comprising of magnificent entrance hall, WC, lounge, sun room, dining room, kitchen/diner, utility room, three double bedrooms, master with ensuite to the ground floor, family bathroom and first floor family/games room. Situated on an extensive plot with excellent parking including double garage/store and with the benefit of a lovely timber lodge offering potential for many uses including a home office or annexed accommodation for visiting family. This stunning home and location will be appreciated upon inspection the location offers a short walk to Bardsey Beach and is only a few minutes drive from Ulverston and its comprehensive amenities with the nearby Co-op supermarket and Swimming Pool. within easy reach. In all, a superb property in a fantastic location that is highly recommended for viewing.



DIRECTIONS

Proceeding along Priory Road, passing the Co-op, take the turning on the Left after the Leisure centre. Follow the road and take the first right, then turn right again onto Brick Kiln Road. Follow the road for about 3/4 of a mile and just as you pass the tall chimney, and as the road bears sharply to the right where the property can be found ahead of you.

The property can be found by using the following "What Three Words"  
<https://what3words.com/informal.nightlife.relief>

GENERAL INFORMATION

TENURE: Freehold  
COUNCIL TAX: E  
LOCAL AUTHORITY: Westmorland & Furness Council  
SERVICES: Mains water, gas and electricity are connected. Drainage is by way of a septic tank.









Accessed through an open fronted porch giving shelter to the Oak shaded PVC door with double glazed inserts and matching side windows opening into:

**ENTRANCE HALL**

19' 3" x 34' 11" (5.87m x 10.64m)  
Engineered wood floor, feature staircase to first floor with under stairs store. Two radiators and Oak internal doors to ground floor rooms and coats cupboard with radiator, hanging rail and circuit breaker control point.

**WC**

7' 10" x 3' 8" (2.39m x 1.12m)  
Two piece suite comprising of low level WC with push button flush and pedestal wash hand basin with mixer tap. Tiling to floor extractor fan and radiator.

**LOUNGE**

15' 5" x 19' 7" (4.7m x 5.97m)  
Central feature fireplace with wooden fire surround, granite style inset and hearth housing wood burning stove, alcoves to walls, two sets of PVC double glazed French doors, open to the conservatory and the rear garden with further uPVC double glazed corner window. Radiator, engineered wood flooring, ceiling light point and two wall light points.

**SUN ROOM**

10' 4" x 11' 2" (3.15m x 3.4m)  
PVC double glazed windows and set of French doors opening to the patio and rear garden. Engineered wood flooring, radiator and two wall light points.

**DINING ROOM**

15' 3" x 11' 3" (4.65m x 3.43m)  
Set of PVC double glazed French doors giving access to the garden with matching window to side and further set of double glazed doors to lounge. Engineered wood flooring, radiator and ceiling light point.

**KITCHEN**

11' 4" x 18' 6" (3.45m x 5.64m)  
Fitted with an attractive range of base, wall and drawer units with granite style worktop over including breakfast bar and incorporating one and a half bowl stainless steel sink and drainer with mixer tap and grooved drainer. Philips American style fridge freezer with water dispenser, Belling range cooker with glass splashback and matching cooker hood over with five burner gas hob, twin ovens and grill. Tiled floor, under counter lights, ceiling light point and two PVC double glazed windows looking over the front driveway and over adjacent farmland with the hills in the distance.



**UTILITY ROOM**

8' 2" x 6' 11" (2.49m x 2.11m)  
Recess and plumbing for washing machine, stainless-steel sink unit, base and wall cupboards with tiled splash backs and slate coloured work surface. Radiator and PVC oak effect door with glazed inserts to garden.

**BEDROOM**

13' 2" x 11' 5" (4.01m x 3.48m)  
Double room situated to the front of the property with built-in mirror fronted wardrobes to one wall and two uPVC double glazed windows offering pleasant aspects. Door to ensuite.

**ENSUITE**

7' 3" x 7' 5" (2.21m x 2.26m)  
Three piece suite in white comprising of WC with push button flush, pedestal wash hand basin with mixer tap and tiled splashback and panelled bath with glass shower screen and shower over. Tiling to bath area, tiled floor, uPVC double glazed pattern glass window, radiator, spot lights to ceiling and fitted extractor fan.

**BEDROOM**

13' 5" x 11' 5" (4.09m x 3.48m) widest points  
Further double room with uPVC double glazed windows to rear and side both offering lovely aspects over the garden and surrounding countryside. Ceiling light point and radiator.

**BEDROOM**

11' 5" x 11' 0" (3.48m x 3.35m)  
Further double room with uPVC double glazed window offering a lovely aspect over the rear garden and countryside beyond. Ceiling light point and radiator.

**BATHROOM**

11' 4" x 7' 3" (3.45m x 2.21m)  
Fitted with a modern four piece suite comprising twin ended bath with central mixer tap, WC with push button flush, pedestal wash hand basin with mixed tap and quadrant shower cubide with thermostatic shower. Full tiling to walls, tiled floor, inset lights to ceiling and aextractor fan. UPVC double glazed window with pattern glass pane.

**FIRST FLOOR**

**GAMES ROOM**

16' 1" x 30' 6" (4.9m x 9.3m)  
Six Velux double glazed roof lights with some slightly reduced head height, access to eaves storage and set of double doors opening to a further storage cupboard. Two radiators and light points.

**EXTERIOR**

To the front of the property is a substantial gravelled drive which is currently open plan with neighbouring land however will be fenced and divided prior to completion. To the far side of the property is access to the double garage and beyond the excellent lodge.

The main garden is situated to the rear of the property and is naturally grassed. Immediately to the rear of the property is a substantial flagged patio offering private seating areas to either side of the sunroom.

**LODGE**

Small kitchenette with base cupboards and drawers with wood block work surfacing and stainless steel sink unit. Wood burning stove to the corner of the room as well as a spiral staircase leading to the upper floor and door to the shower room. The shower room offers a WC, sink and shower cubicle with electric shower. To the first floor is a bedroom platform with lower head height and a window to the gable end. To the side of the building is a covered hot tub deck with hot tub included. Leading round to the front of the lodge is a raised decked seating area offering pleasant open views.

**WC**

Two piece suite comprising of WC with pedestal wash basin accessed from the patio adjacent to the rear door into the garage.

**GARAGE**

19' 10" x 19' 4" (6.05m x 5.89m)  
Double garage with PVC double glazed window and door opening to rear. Radiator, electric circuit breaker control points, power and light.