

#### DIRECTIONS

Proceed out of Ulverston along the coast road, after passing Baycliffe you will drop down the hill towards Aldingham. Continue along the Coast Road towards Goadsbarrow and shortly after the turning on the right to Leece, the property can be found on the right hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/reactions.gripes.gloves>

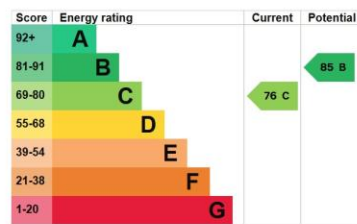
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric, water are connected. Drainage is by way of a water treatment plant and heating is supplied by an LPG tank which is below ground.



#### 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 &  
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For more information call **01229 445004**

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Substantial detached modern home situated in an enviable position on the coast road facing over Morecambe Bay. We are advsied that this excellent home was constructed within the last 10 years and offers a spacious property suited to a range of buyers, including the family purchaser. Comprising of entrance porch, WC, hall, lounge, sun room, kitchen/diner to ground floor with four bedrooms, one of which offers an ensuite, family bathroom, further reception room with Juliette balcony. Sat on a good sized plot with off road parking and an integral garage with the plot ready for first time landscaping. The location offers far reaching panoramic views to the front over Morecambe Bay and to the rear over farmland with convenient access back to Ulverston, Barrow-in-Furness and the Low Furness Villages. In all, an excellent opportunity to purchase and redevelop a spacious property to your own needs, with internal viewing invited.



Accessed through an open fronted porch to PVC feature door with pattern glass pane opening to:

**PORCH**

Radiator, electric meter and circuit breaker control point and doors to hall and WC.

**WC**

Fitted with a two piece suite in white comprising of WC and pedestal wash basin with mixer tap. Radiator and extractor fan.

**ENTRANCE HALL**

Stairs to first floor with door to under stairs storage area. Radiator, integrated smoke alarm and doors to kitchen and lounge.

**LOUNGE**

14' 5" x 14' 8" (4.39m x 4.47m)  
Light wood grain effect laminate flooring, electric light and power, radiator, borrowed light window and glazed door to sun room. PVC double glazed French doors to front with matching side windows and fitted blinds offering a beautiful view over Morecambe Bay.

**SUN ROOM**

9' 2" x 14' 8" (2.79m x 4.47m) widest points  
Radiator, electric light and power and PVC French doors with fitted blinds opening to the rear garden and overlooking the farmland to the rear.

**KITCHEN/DINER**

20' 3" x 13' 5" (6.17m x 4.09m) widest points  
Spacious room with uPVC double glazed windows to both the front and rear, both with blinds. The front window offering a beautiful view over Morecambe Bay and the rear window overlooking farmland and beyond. Tiling to floor and a mixture of inset lights and pendant light to ceiling.  
Kitchen Area  
Fitted with a range of base, wall and drawer units with Granite effect work surface over incorporating anthracite shaded sink with mixer tap. Integrated low level oven and grill with electric hob and cooker hood over. Space and plumbing for washing machine and space for fridge freezer. Cupboard housing boiler for the central heating and hot water systems and door to side opening to garage.

**FIRST FLOOR LANDING**

UPVC double glazed fixed pane window offering an aspect over the farmland to rear and Velux double glazed roof light. Access to the loft, integrated smoke alarm, open doorway to useful storage area and doors to bedrooms and bathroom.

**BEDROOM**

10' 8" x 14' 8" (3.25m x 4.47m)  
Double room with electric light, power, radiator and uPVC double glazed window with blind offering a beautiful and panoramic view over Morecambe Bay to front.

**BEDROOM**

13' 1" x 11' 3" (3.99m x 3.43m)  
Further double room with electric light, power and radiator. UPVC double glazed window to rear offering a beautiful view over the farmland.



**BATHROOM**

Fitted with a four piece suite in white comprising of bath with mixer tap, pedestal wash hand basin, WC and shower cubical. Inset lights to ceiling, Velux double glazed roof light, chrome ladder style towel radiator and electric fan heater.

**SECONDARY RECEPTION ROOM**

Set of PVC double glazed French doors to front with Juliet balcony offering a beautiful panoramic view over the picturesque Morecambe Bay. Light wood grain effect laminate flooring, radiator, electric light and power. Doors to two further bedrooms.

**BEDROOM**

14' 11" x 9' 9" (4.55m x 2.97m)  
Double room with Velux double glazed roof light, radiator, wood grain effect laminate flooring and door to ensuite shower room.

**ENSUITE**

Three piece suite comprising of WC, pedestal wash hand basin and shower cubical. Ladder style towel radiator, electric fan heater, Velux double glazed roof light and tiling to floor.

**BEDROOM**

11' 2" x 13' 6" (3.4m x 4.11m) widest points  
Double room situated to the rear with uPVC double glazed window again offering a lovely view over the farm and land to the rear. Radiator, laminate style flooring, radiator, power and light.

**EXTERIOR**

Positioned adjacent to the Coast Road and offers fabulous far reaching views over the picturesque Morecambe Bay. The garden area around the property is currently un landscaped and ready for personalisation and design by the new owners. There is a sunken gas storage tank and water treatment plant within the plot, driveway, hard standing and access to an integral single garage.

**GARAGE**

10' 3" x 10' 0" (3.12m x 3.05m)  
Up and over door, electric light and power. PVC door and window to rear and internal door to kitchen.

