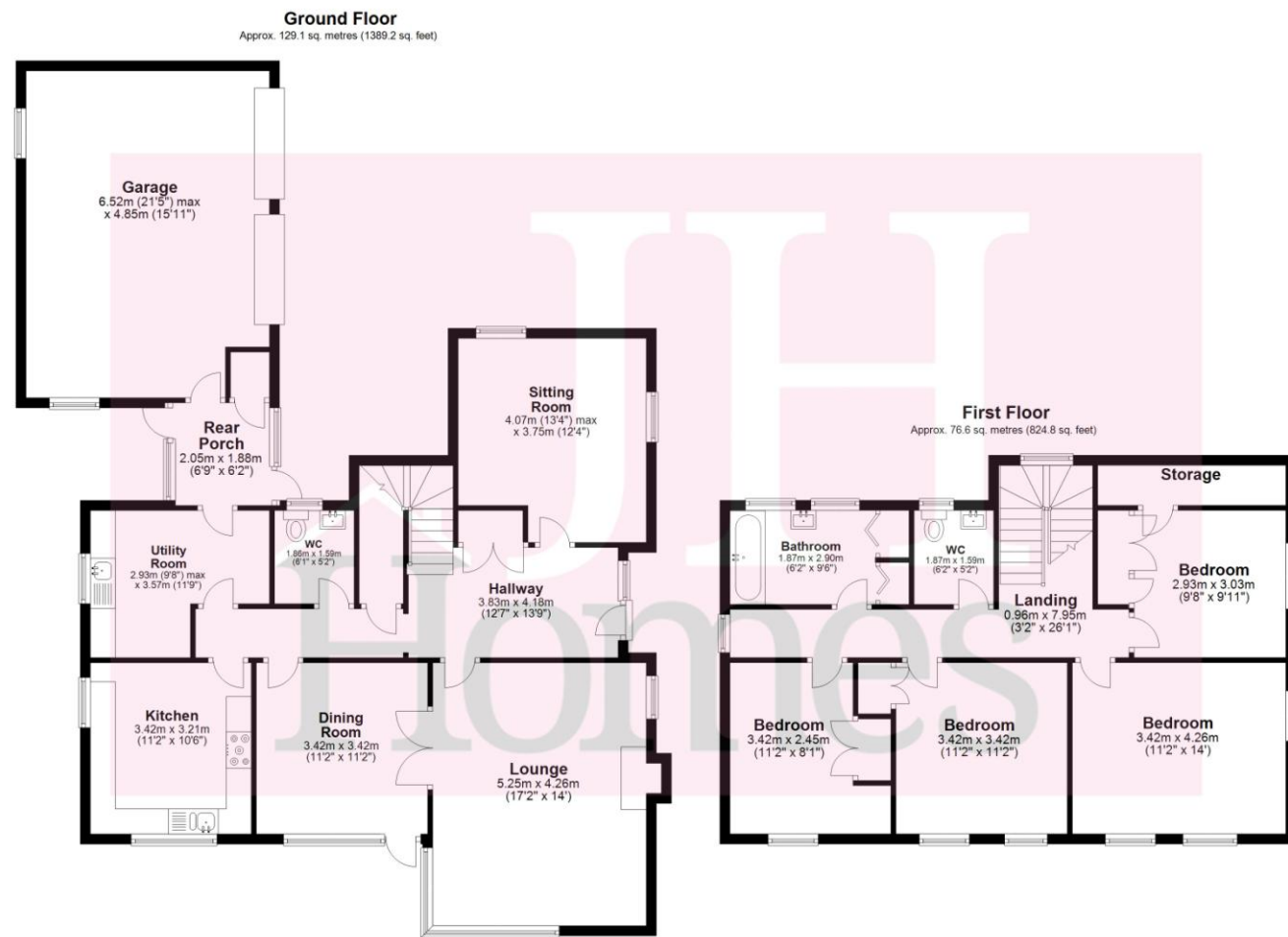


JH
Homes

£575,000



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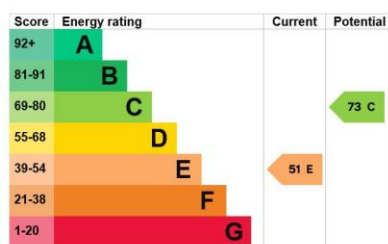
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GARAGE &
PARKING



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

New Rectory, Aldingham, Ulverston, LA12 9RT

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Fabulous substantial detached family home situated in this charming hamlet location, adjacent to Morecambe Bay. Situated just off the Coast Road between Ulverston and Barrow in Furness the property offers a comfortable, well presented home of spacious proportions set on a generous plot with sizable gardens perfect for the family buyer. Ample off road parking and double garage with the property having oil fired central heating system, uPVC double glazing and presented to a good standard throughout. The location is adjacent to the historic Aldingham Church and the property itself was built for the church and was previously occupied by the minister prior to the current family ownership. The position offers access to the picturesque beach for walks and to enjoy the views over the bay. In all a superb opportunity offering a spacious and comfortable home in a lovely location with early viewing both invited and recommended.



DIRECTIONS

Leaving Ulverston on the Coast Rd, passing Bardsea and then Baycliffe. As the road starts to descend after leaving Baycliff, there is a turning on the left to Aldingham. Take this turning and continue towards the coast and after a short distance The Coach house is on the left hand side just before this is the entrance to Aldingham Nursing Home on the right. Between the Coach House and The Church is a private road on the left and the house is the first drive on the left.

The property can be found by using the following "What Three Words" <https://what3words.com/responded.cope.fooling>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains water and electricity. Drainage by way of a private septic tank. Oil fired central heating.





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Accessed through an open fronted porch which gives shelter to the wooden front door and matching side window opening to:

HALL

12' 7" x 13' 9" (3.84m x 4.19m)

Wood grain laminate flooring, stairs to first floor, radiator and doors to lounge, secondary reception room, dining room, kitchen, WC and utility. Double doors to a coat cupboard.

CLOAKROOM/WC

Fitted with a modern two piece suite in white comprising of pedestal wash hand basin with mixer tap and WC with push button flush. Tiling to splashback, uPVC double glazed window, radiator and laminate flooring.

SECONDARY RECEPTION ROOM

13' 4" x 12' 4" (4.06m x 3.76m) widest points

Two uPVC double glazed windows to front and side, radiator, built-in bookcase and TV bracket to wall.

LOUNGE

17' 2" x 14' 0" (5.23m x 4.27m)

Corner picture window to front, offering a lovely aspect over the garden and further window to side to drive. Lovely central fireplace with Oak fire surround with granite style tiled hearth, cast inset with open grate for a real fire, wood flooring and set of double pocket sliding doors giving access to dining room.

DINING ROOM

11' 2" x 11' 2" (3.4m x 3.4m)

UPVC double glazed window and door giving access to the garden and a covered veranda. Radiator, wooden flooring and glazed panel door to hall.

KITCHEN

11' 2" x 10' 6" (3.4m x 3.2m)

Fitted with an attractive range of base, wall and drawer units with granite effect worktop incorporating stainless steel one and a half bowl sink and drainer with mixer tap. Rangemaster Classic 90 Electric range cooker, induction hob and ovens with matching cooker hood above, radiator and window overlooking the garden.



UTILITY ROOM

9' 8" x 11' 9" (2.95m x 3.58m)

Range of base cupboards with work surface over incorporating stainless steel sink unit. Recess and plumbing for washing machine and space for dryer. Double glazed window looking to the side garden, radiator and half-glazed door to rear lobby.

FIRST FLOOR LANDING

Turn at the half landing with double glazed window and radiator. Main landing with double glazed window to the end, radiator and access to loft.

BEDROOM

11' 2" x 14' 0" (3.4m x 4.27m)

Windows to front and side overlooking the lovely garden, Aldingham's historic church and the picturesque nursing home opposite. Further uPVC double glazed window to the side offer glimpses of the Bay, stripped wood flooring, radiator, electric light and power.

BEDROOM

9' 8" x 9' 11" (2.95m x 3.02m)

Double room with twin opening uPVC double glazed window, offering a lovely aspect towards the Church and Bay beyond. Stripped wood floor, radiator and built in wardrobes offering hanging space, shelving and door to a walk-in storage area are with light. Further access to a loft storage area.

BEDROOM

11' 2" x 11' 2" (3.4m x 3.4m)

Double room with twin uPVC double glazed windows to front offering a lovely aspect over the front garden and the Church to side. Stripped wood flooring, radiator and built-in double wardrobe.

BEDROOM

11' 2" x 8' 1" (3.4m x 2.46m)

Single room with uPVC double glazed window, radiator and offers a great aspect down to the front garden and the Aldingham Church to the side. Built in double wardrobe, radiator, electric light and power.

BATHROOM

6' 2" x 9' 6" (1.88m x 2.9m)

Fitted with modern two-piece suite comprising of pedestal wash hand basin and Heritage bath with central mixer tap and over bath shower.. Two uPVC double glazed windows and two sets of bi-folding doors to airing cupboard with one side housing the lagged hot water storage tank. Chrome ladder style towel radiator, tiling around the bath area and slate effect laminate style tiled floor.

WC

6' 2" x 5' 2" (1.88m x 1.57m)

Two-piece suite comprising of pedestal wash hand basin with mixer tap and WC with push button flush. Splash back tiling, dark wood grain effect laminate flooring, uPVC double glazed window and ladder style towel radiator.

EXTERIOR

Accessed along a shared drive with access to two further properties the property has excellent off-road parking for numerous vehicles with turning space and access to a double garage. The gardens run to the front and sides of the property and are well stocked with mature trees, shrubs and bushes with a substantial area of lawn to the front of the house itself. Flagged path around the perimeter with trees, shrubs and bushes and a pleasant, covered canopy/veranda area positioned in front of the door to the dining room, that offers sheltered viewpoint over the garden. The flag path continues around to the far side of the property where there is the oil storage tank and access to the garage and leading back round to the drive.

GARAGE

Double garage with twin up and over doors, two windows, electric light and power.