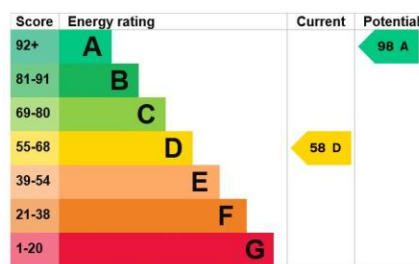


DIRECTIONS

From the Ulverston office turn left at Market Street and at the Market Cross opposite the Farmer's Arms pub turn left onto Queen Street. Continue to the end of Queen Street turning left at the traffic lights and then turning right at the next set of lights onto Victoria Road. Continue along Victoria Road and under the bridge, the road then becomes Park Road. Proceed to the end and turn right onto Priory Road. Continue out of Ulverston with the Leisure Centre and Pool on your left and after a short distance there is the Bardsea Caravan Park on the right hand side. Continue until you see the Logde House on the Left and turn left onto the private lane, after a short distance stay right and follow round the back of the properties where the property can be found on the left with parking on left.

The property can be found by using the following "What Three Words" <https://what3words.com/takers.kindness.porridge>



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.

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services include water, drainage, gas and electric.

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£380,000



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PARKING

JH
Homes

Priory View, 4 Conishead Cottages, Priory
Road, Ulverston, LA12 9RX

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Fabulous traditional stone built semi detached house that was formerly part of the Conishead Priory Estate. This substantial home occupies an excellent position and offers a well presented quality home in this fabulous location. Situated on the outskirts of Ulverston accessed from the Coast Rd along a shared private lane, the cottage benefits from off road parking, surrounding gardens and walks from the doorstep. This lovely property has latterly been used as a successful holiday let and following many years of ownership is reluctantly offered for sale. Comprising of entrance hall, lounge, dining room, kitchen, three double bedrooms, master with ensuite and family bathroom. Complete with private off-road parking, pleasant level gardens to the front, side and rear, gas fired central heating system and partial double glazing. Sat in an elevated position gives the property some pleasing views over the surrounding countryside and woodland with glimpses of Morecambe particularly in the winter months. In all a fabulous home suited to a wide range of buyers in an excellent location which is offered vacant with no upper chain and early viewing both invited and recommended.



Accessed from the rear through a double glazed wooden door opening to:

KITCHEN

8' 8" x 13' 11" (2.64m x 4.24m) widest points
Fitted with a modern range of base, wall and drawer units with stone effect work surface incorporating one and a half bowl stainless steel sink and drainer with mixer tap and matching up stands. Integrated Belling double oven, gas hob with glass splashback and cooker hood over. Recess and plumbing for washing machine and dishwasher as well as space for larder style fridge. Radiator, wood grain effect vinyl flooring, double glazed sash window overlooking the path and rear garden area with feature stone surround to the rear door. Door with latch handle to boiler cupboard.

STORAGE ROOM

Housing the Valiant gas combi boiler for the hot water and heating system, electric light, power and gas meter.

ENTRANCE HALL

'L' shaped with double glazed door and arched double glazed window to the door frame which opens to the front garden. Coat hooks to wall, traditional style flooring and staircase to first floor. Radiator, single glazed sash window and dark wood internal doors to lounge and dining room.

LOUNGE

15' 11" x 13' 2" (4.85m x 4.01m)
Bay window to front and two windows to either side, all offering fabulous aspects over the surrounding countryside with Conishead Priory to the right. Fabulous Oak fireplace with granite style tiled insert and hearth and built in glass fronted fire, radiator, electric light and power.

DINING ROOM

12' 2" x 10' 5" (3.71m x 3.18m)
UPVC double glazed window looking to the side garden and towards the Conishead Priory. Traditional alcove cupboards to either side of the chimney breast, picture rail, radiator, electric light and power.

FIRST FLOOR LANDING

Double-glazed window to the quarter landing with a lovely aspect. The main landing has a radiator, two sash windows offering a pleasant open aspect towards the gardens and neighbouring properties, with woodland and surrounding hills beyond and access point to loft . Internal doors to bedrooms and bathroom.

MASTER BEDROOM

16' 2" x 13' 6" (4.93m x 4.11m)
Double room with sash opening bay window to front with matching windows to either side offering far reaching panoramic views over the beautiful surrounding countryside and woodland with glimpse and glimpses of Morecambe beyond. Two radiators and a door to en suite shower room.



ENSUITE

3' 7" x 6' 6" (1.09m x 1.98m)
Fitted with a three piece suite comprising of glazed shower cubicle, pedestal wash hand basin and corner mounted WC with push button flush. Chrome ladder style towel radiator, modern panelling to walls, extractor fan, fitted mirror above the sink and electric shaver point.

BEDROOM

12' 4" x 10' 8" (3.76m x 3.25m)
Spacious double room with built-in alcove cupboard and double pane sash window offering a lovely aspect over surrounding countryside towards the Conishead Priory and Morecambe to the side.

BEDROOM

12' 1" x 8' 4" (3.68m x 2.54m)
Further double room with double glazed sash window to side, radiator, electric light and power.

BATHROOM

8' 4" x 8' 4" (2.54m x 2.54m)
Fitted with a three piece suite in white comprising of panelled bath with shower over and shower rail, pedestal wash hand basin with mixer tap and bathroom cabinet above and corner WC with push button flush. Modern panelling to walls, chrome ladder style towel radiator and electric shaver point. Double glazed sash window with pattern glass pane to side and built-in corner cupboard.

EXTERIOR

To the side of the lane is a parking area offering off road parking with useful storage building at the bottom. Flagged path leading towards the kitchen door with hedge to either side and pen access from here to the gardens. The gardens surround the property, slate crazy paved patio and grassed areas sweeping round to the side and front offering pleasant outdoor recreation space with lovely open aspects.

