

#### DIRECTIONS

On leaving the office in Ulverston proceed up the cobbled Market Street, turn left and proceed to the traffic lights where you meet the A590. Turn left onto County Road. At the next set of traffic lights turn right onto Victoria Road and at the end of this road turn right onto Dragley Beck. Follow this road for approximately four miles and take the first turning sign posted for Bardsea. Follow the road past the golf course and past The Ship Inn and the property is located on the left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/defenders.wand.signed>

#### GENERAL INFORMATION

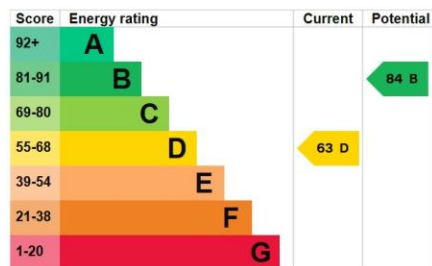
TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains Gas, Electric, Water & Drainage are all connected.

PLEASE NOTE: The decked area is currently unsafe and does require replacement before use. We are also advised that there is access along the back lane to the end of the terrace for removal of bins etc.



#### 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.



£195,000



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Barn Cottage, Main Street,  
Bardsea, Ulverston, LA12 9QT

For more information call **01229 445004**

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Ulverston  
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Lovely cottage style property situated in the heart of the popular village of Bardsea. Extremely well presented by the current owner and reluctantly offered for sale due to relocation. Comprising of entrance hall, utility/study, inner hall, ground floor bedroom, bathroom and porch to the ground floor with a lounge/kitchen/diner and bedroom to the first-floor plus a further bedroom to the second floor. Complete with gas central heating system, majority double glazing and to the rear a small, pleasant area requiring redevelopment but with the potential to offer a comfortable seating space. The village its self is situated adjacent to the Morecambe Bay and offer walks not only to the beach but to surrounding countryside and is situated a few minutes drive from the popular market town of Ulverston. Situated within the village is a public house and golf of course, in all an excellent opportunity not to be missed with early viewing invited of this property that will be perfect for a range of buyers.



Accessed through a PVC front door with pattern glass pane opening to:

**ENTRANCE HALL**

Woodgrain effect vinyl flooring, inset lights to the ceiling and smoke alarm. Door to boiler cupboard housing Glowworm gas boiler for the heating and hot water systems and electric and gas meters and circuit breaker control point. Half glazed door to inner hall & further door to utility/study.

**UTILITY ROOM/STUDY**

15' 7" x 4' 5" (4.75m x 1.35m)  
UPVC double glazed window and blind to front, an area of work surface with cupboard over and space and plumbing for washing machine and space for dryer under. Inset lights to ceiling, power sockets and telephone point.

**REAR HALL**

8' 6" x 9' 7" (2.59m x 2.92m)  
Radiator, two windows with pattern glass panes and stairs to first floor with door to under stairs storage. Half glazed door to rear porch and doors to a bedroom and bathroom.

**PORCH**

UPVC double glazed windows and door and two steps up to the outside.

**BEDROOM**

12' 10" x 9' 7" (3.91m x 2.92m)  
Double room situated to the front of the property with uPVC double glazed window, coving to ceiling, radiator, electric light and power.

**BATHROOM**

5' 3" x 6' 9" (1.6m x 2.06m)  
Fitted with a modern three piece suite in white comprising of paneled bath with electric shower over and glazed shower screen, pedestal wash hand basin and WC with push button flush. Radiator, tiling to splash backs and uPVC double glazed pattern glass window to rear.

**FIRST FLOOR LANDING**

Opens to:

**LOUNGE/DINER**

14' 4" x 9' 11" (4.37m x 3.02m)  
LED lights and coving to ceiling.  
Lounge Area  
UPVC double glazed window to front offering a pleasant aspect, radiator and open access kitchen to the rear of the room. Door accessing the stairs to the second floor.



Dining Area  
UPVC double glazed window offering a lovely aspect towards the neighboring gardens and the church to the rear, space for a family table and open access to:

**KITCHEN**

6' 11" x 16' 5" (2.11m x 5m)  
Fitted with a range of base, wall and drawer units with patterned work surface over incorporating one and a half bowl, stainless steel sink with mixer tap and tiling to upstands. Integrated electric oven and hob with stainless steel splash back and cooker hood over. Space for fridge and freezer and uPVC double glazed window offering a pleasant aspect to the rear and woodgrain laminate flooring.

**BEDROOM**

9' 8" x 11' 3" (2.95m x 3.43m)  
Further double room accessed from the lounge with uPVC double glazed window, radiator, coving to ceiling and open under stairs storage area.

**SECOND FLOOR LANDING**

Turn at the three-quarter landing with door to storage cupboard.

**BEDROOM**

13' 11" x 19' 8" (4.24m x 5.99m)  
Three double glazed roof lights with blinds offering a lovely view towards Bardsea Church. Reducing head height to the side of the room, radiator, wall light points and power.

**EXTERIOR**

To the rear is space for bin storage and access to a deck seating area, which offers a pleasant outside seating space.

