

DIRECTIONS

From Greenodd having left the A590 proceed on the main A595 road taking the second turning on the right towards Spark Bridge. Proceed into the village and at the junction turn right over the bridge then first left, proceed up the road where the property can be found on the right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/plankton.utter.plants>

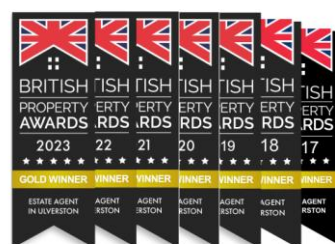
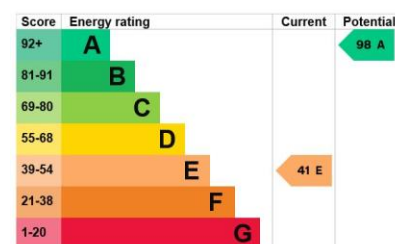
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains services include electricity and water. Heating is by way of an oil tank. DRAINAGE - PLEASE ADVISE



Estate Agency Act 1979

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£475,000



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GARAGE &
PARKING

Stone Lea, Spark Bridge,
Ulverston, LA12 8BT

For more information call **01229 445004**

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Superb opportunity to purchase a substantial detached bungalow situated in an elevated position to the edge of the popular village of Spark Bridge. Built by the previous owner and has solely been occupied by them since its construction and is now offered for sale vacant with no upper chain. Excellent location situated to the edge of the Lake District National Park in a small village with public house and bus route with the nearby villages of Greenodd, Penny Bridge offering additional shopping facilities and primary school. Access to the Southern and Western Lake District National Park as well as the popular market town of Ulverston a short drive away. Comprising of entrance hall, lounge/diner, conservatory, kitchen, bathroom and three/four bedrooms. Complete with attractive gardens surrounding the property, ample off-road parking, attached single garage as well as an outside utility and WC, oil central heating system, uPVC double glazing and a good standard of presentation throughout and whilst in need of some general modernisation and updating offers an excellent village home. Excellent property which offers an immense amount of further potential in a fantastic, elevated position with lovely views over the village and surrounding countryside. Early viewing is both invited and recommended to appreciate this lovely home.



Accessed through a PVC front door with patterned glass pane and matching side window accessed from the front patio and opens to:

HALL

'L' shaped entrance hall, radiator with shelf above, double doors to an airing cupboard housing the hot water tank, immersion heater and shelved airing space. Sliding doors to built-in coat cupboard with hanging rail and shelf.

LOUNGE/DINER

21'9" x 14'9" (6.63m x 4.5m) widest points
'L'-shaped room with good sized uPVC double glazed picture window to front offering fabulous view over the village and surrounding countryside with further windows to the side looking to the garden and glazed PVC door to conservatory. Slate fireplace with grate for real fire with wooden mantle shelf & side displays, coving to ceiling, two radiators and door to kitchen.

CONSERVATORY

10'10" x 12'9" (3.3m x 3.89m)
Spacious room with feature slate tiled floor and matching slate windowsills, uPVC double glazed windows and polycarbonate style roof with doors to both sides opening to the front and rear garden areas. Radiator and central ceiling light and combination fan.

KITCHEN

8'4" x 12'6" (2.54m x 3.81m)
Fitted with a range of base, wall and drawer units with polished slate work surface over incorporating stainless steel sink and drainer with mixer tap and tiling to walls. Recess and plumbing for washing machine and recess for electric cooker. UPVC double glazed windows to side and rear and half glazed PVC door to rear. Radiator and door to cupboard housing oil boiler for the heating and hot water system.

BATHROOM

8'10" x 6'8" (2.69m x 2.03m)
Fitted with a three piece suite in white comprising of wash hand basin with side displays, mixer tap and lower storage cupboards, WC and paneled bath with mixer tap, over bath electric shower and folding shower screen. Tiling to floor and walls, ceiling light point, radiator and two-bathroom cabinets. UPVC double glazed pattern glass window.

BEDROOM

10'6" x 15'2" (3.2m x 4.62m)
Spacious double room to the front of the property with uPVC double glazed window offering a beautiful view over the village and surrounding countryside. Built-in traditional wardrobes to one wall with central dresser drawer unit and radiator.

BEDROOM

12'0" x 10'11" (3.66m x 3.33m)
Further well proportioned double room situated to the rear with uPVC double glazed window overlooking the rear garden and farmland beyond. Built-in double wardrobe and radiator.



BEDROOM

8'10" x 8'11" (2.69m x 2.72m)
Single room with uPVC double glazed window to rear again offering a pleasant aspect over the surrounding countryside to the beyond, radiator and sliding door wardrobe.

BEDROOM/OFFICE

8'11" x 6'3" (2.72m x 1.91m)
UPVC double glazed window to front overlooking village and countryside beyond with radiator.

EXTERIOR

Accessed by a tarmac driveway to the side which offers ample parking and gives access to the garage with further parking to the side.
From the drive steps access the front of the property, where there is a substantial slate flagged patio and wide path which extends around the front and side.
The garden is well presented with mature borders that are well stocked with a variety of shrubs and bushes with mature trees including a mature pine tree at the front. The garden extends to a sloping area of lawn to the side with a conifer hedge to the boundary, joining a path leading round to the rear. At the rear of the property is path and further area of raised grass with steps leading from the yard area where there is a border with mature shrubs and bushes adjacent to the oil storage tank, storage building and garden store. From here there is access to a further side area of garden space, offering a lovely outlook to both the front and rear and providing access to the shed.

GARAGE

19'11" x 11'7" (6.07m x 3.53m)
Accessed through an up and over door with two uPVC double glazed windows to side. Electric light and power with workbench and shelving and sliding door to side with steps up to the rear garden.

UTILITY AREA

6'2" x 11'7" (1.88m x 3.53m)
Two uPVC double glazed windows, WC, water tap and sink. Electric light and power.

