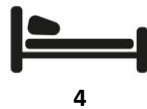


Estate Agency Act 1979
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection 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.



£650,000



Rest Haven, Coast Road, Roosebeck,
Ulverston, Cumbria, LA12 0RG

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Beautiful modern detached family home of architectural stylish design situated in a fabulous location on the Coast Road facing Morecambe Bay and offering panoramic views up and down the coastline. This magnificent home is vacant with no upper chain and offers a stylish open plan design of excellent proportions that would be truly appreciated upon inspection. Comprising of entrance hall, open plan family room/dining kitchen, lounge, ground floor bedroom/dining room, shower room and utility. To the first floor is a further reception room landing are with access to three double bedrooms, a master with en suite, luxury family bathroom and balcony. Complete with double glazing and air heat source underfloor heating. Stylishly presented the property is perfect for the family buyer however, also ideal for the professional couple or perhaps those retiring to the area. Set on a recently landscaped attractive plot with ample off-road parking, beautiful bay views, in all a superb home that must be viewed to be appreciated.



DIRECTIONS

From our offices in Ulverston proceed towards Booths. At the roundabout take the 3rd exit right into The Ellers, proceed along the road and at the T Junction turn right onto Hill Fall A5087. Continue on the coastal route for approx 9 miles and as you enter Roosebeck the property can be found on the right identified by our pink JH Homes "For Sale" Board.

The property can be found by using the following "What Three Words" <https://w3w.co/curries.overpaid.unzipped>

GENERAL INFORMATION

TENURE - Freehold

COUNCIL TAX - F

LOCAL AUTHORITY: Westmorland and Furness District Council

SERVICES - Mains services including electric and water. Heating is by way of an air source heat pump and under floor heating. Drainage is by way of a septic tank.





Accessed through a modern grey composite door with long bar handle opening to:

ENTRANCE HALL
Two frosted glass windows to side, herringbone LVT style flooring and door to coat cupboard with light and power.

KITCHEN/DINER
16' 1" x 21' 9" (4.9m x 6.63m)
Fitted with a mortgage range of base and drawer units with central island breakfast bar with storage cupboards, compact laminate style work surface incorporating grooved drainer and housing stainless steel sink with mixer tap. Integrated appliances include an induction hob with cooker hood over, low-level oven, integrated wine chiller and dishwasher. Herringbone effect LVT style flooring, numerous integrated lights to ceiling, pendant lights over the island, sky tube bringing an additional light and space for freestanding American style fridge freezer. To the rear of the room is access to a dining room/bedroom, utility and shower room. Open to:

FAMILY ROOM
20' 0" x 20' 6" (6.1m x 6.25m)
Two uPVC double glazed fixed pane windows to the front with modern blinds offering panoramic views over the beautiful bay to the front, and with a set of double-glazed sliding patio doors opening to the side offering further views over the garden and Bay. Feature recessed fireplace, herringbone effect LVT style flooring and oak staircase to side with glass panelling to first floor.

LOUNGE
22' 6.63" x 11' 9" (6.86m x 3.58m)
Double glazed patio doors to both the front and rear with the front windows offering a beautiful view over the front garden driveway and Morecambe Bay beyond and the rear opening to the recent landscape garden with panoramic rural views beyond the roof line of the properties to the rear. Blinds the front and rear windows, herringbone effect LVT style flooring and spot lights to ceiling.

DINING ROOM/BEDROOM
13' 1" x 13' 0" (3.99m x 3.96m)
Situated to the rear of the property with uPVC double glazed windows to side and rear with fitted blinds to windows, electric light and power.



SHOWER ROOM
8' 11" x 6' 4" (2.72m x 1.93m)
Modern three piece suite comprising of WC with concealed cistern with cupboard to side, glazed cubicle with thermostatic shower, fixed rain head and flexi track spray with modern panelling to splashback and wash hand basin set to vanity unit with matching cupboard to the side and electric mirror over. Tiling to floor, inset lights to ceiling and extractor fan.

UTILITY ROOM
11' 4" x 8' 5" (3.45m x 2.57m)
Fitted with a range of base, wall and drawer units with work surface over incorporating stainless steel sink and drainer with mixer tap and rose gold handles. Eye-level microwave and mirrored fronted sliding door doors to plant cupboard housing the factory insulated water storage tank and valves for the underfloor heating. Electric circuit breaker control point and recess under the work surface for washer, dryer etc. Door and window to rear garden.

FIRST FLOOR LANDING/RECEPTION ROOM
20' 7" x 19' 7" (6.27m x 5.97m)
Pitched, partially vaulted ceiling with four Velux roof windows offering fabulous views to the side over the bay and two sets of PVC double glazed doors and matching side windows opening to an endosed veranda. The veranda has further uPVC double glazed triangular windows offer a seating area to enjoy the stunning views over the bay whatever the weather. Radiator, electric light and power and open doorway inner landing.

INNER LANDING
'L'-shaped landing with radiator, access to loft with drop-down ladder, three bedrooms and family bathroom.

MASTER BEDROOM
22' 7" x 11' 6" (6.88m x 3.51m)
Generous double room with uPVC double glazed windows to front opening to Juliet balcony with fitted blind and offering a beautiful panoramic view over Morecambe Bay. Further high-level windows to the side offering fabulous views over the bay and surrounding countryside beyond the neighbouring properties, with Velux roof windows to the rear with blackout blinds. Inset lights to ceiling, radiator and door to en-suite shower room.

ENSUITE
5' 9" x 11' 5" (1.75m x 3.48m)
Fitted with a three piece suite comprising glazed shower cubical with modern panelling to splash back, flexi-track spray and fixed rain head, wall hung wash hand basin set to a vanity unit with storage drawer under and mixer tap, and WC with concealed cistern and dual flush. Modem tall column radiator and double glazed roof window.

BATHROOM
10' 1" x 12' 5" (3.07m x 3.78m)
Fitted with a stylish four piece suite in white comprising of central oval bath with freestanding mixer tap and shower attachment, WC with concealed cistern and push button flush, glazed shower cubide with Flexi-track spray and fixed rain head shower with modern panelling and wash hand basin inset to vanity unit with drawers under and mirror over. Modern column radiator, inset lights to ceiling and Velux roof window to the rear offering open views.

BEDROOM
13' 1" x 16' 11" (3.99m x 5.16m)
Double room situated to the rear of the property with two long uPVC double glazed windows that offer excellent aspects beyond the property to the rear over the surrounding countryside, further uPVC double glazed high-level window to the side offering further panoramic views over the bay towards Peill castle, inset lights to ceiling and radiator.

BEDROOM
15' 6" x 12' 9" (4.72m x 3.89m)
Further double room with wardrobe to one wall with sliding doors offering hanging space, shelving and drawers. Radiator, inset light to ceiling and high level uPVC double glazed window.

EXTERIOR
Set on an attractive plot with outstanding panoramic views directly to the front over Morecambe Bay which is in the final stages of landscaping. Approached by slate gravel driveway with brick edging, gravel hard standing to one side ideal for storing a bins etc and offering ample parking. Low retaining wall to front and corner quadrant that is to be turfed, below which is the water treatment plan. Deck seating area in front of the family room and gated access to the side. The side and rear garden offer a flagged patio and are well presented with modern fencing to the perimeter, with an area of lawn and flagged path along to the rear of the property. Also located to the rear is the air heat-source boiler providing the central heating and hot water system. In all the superb easier maintained garden space complementing this excellent property.