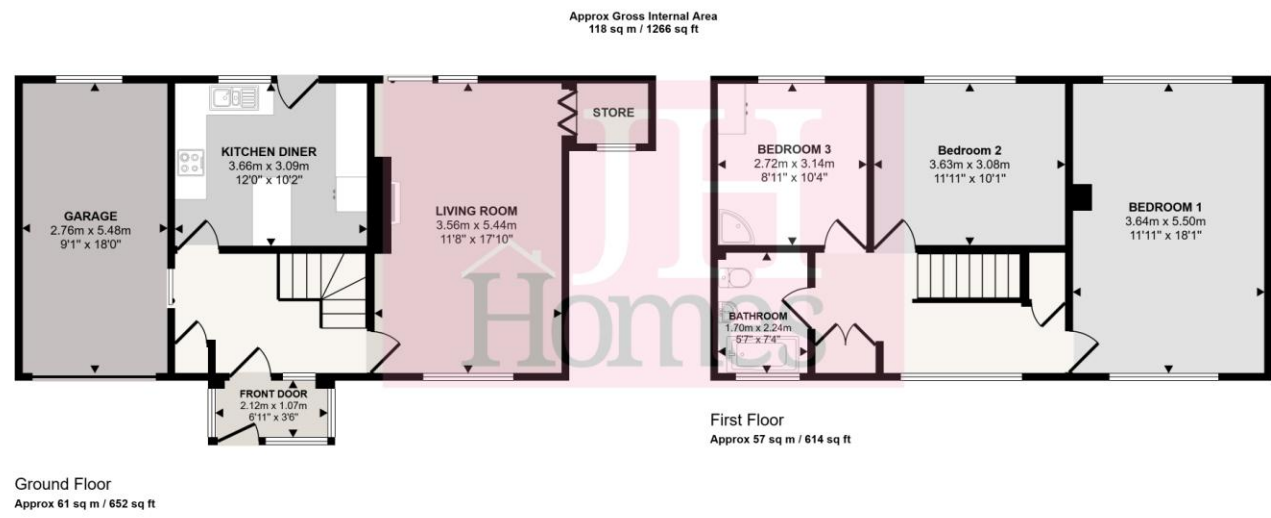




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### 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 right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/register.craziest.walnuts>

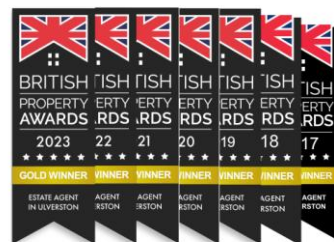
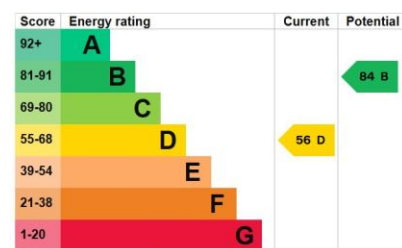
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas and electricity are all connected.



#### 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.

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GARAGE &  
PARKING

Chal Y Nor, Main Street,  
Bardsea, Ulverston, LA12 9QT

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Detached family sized home situated in the popular coastal village of Bardsea with super potential for general modernisation and personalisation whilst offering a comfortable and habitable home as it is. The village of Bardsea is a popular coastal village location to the outskirts of Ulverston with easy access to the shore, open countryside and benefiting from a public house and is the location of the Ulverston golf club. Having been under the same family ownership for many years and is offered for sale with vacant possession, having no upper chain. Comprising of porch, hall, lounge, kitchen to the ground floor with three bedrooms and family bathroom to the first floor. Complete with uPVC double glazing, gas fired central heating system, driveway, integral garage and gardens to the front and rear of the property which are of a manageable size. All in all, this is a great opportunity with early viewing inviting & recommended.



Accessed through a PVC door with glazed window to side leading into:

**PORCH**

Tiled floor and wooden pattern glass door and side window opening to:

**ENTRANCE HALL**

Stairs to first floor with open under stairs area maximising usable space, useful storage cupboard, radiator and doors to lounge, kitchen/diner and garage.

**LOUNGE**

17'10" x 11'8" (5.44m x 3.56m)  
UPVC double glazed window to the front and a set of aluminium sliding double glazed patio doors to the rear. Fireplace with feature art stone chimney breast housing the Baxi Bermuda fire with back boiler for the central heating and hot water systems. Two wall light points, ceiling light point and two radiators. Folding louvered doors opening to a useful study/store area which has a single glazed window, fitted desk and shelving.

**KITCHEN/DINER**

10'2" x 12'0" (3.1m x 3.66m)  
Fitted with a range of Alno base, wall and drawer units with complementary work surface incorporating one and a half bowl sink and drainer with mixer tap and tiled upstands. Integrated oven and grill and electric, built-in breakfast/dining table, space for freestanding fridge/freezer and recess and plumbing for dishwasher. Tiled floor, radiator and uPVC double glazed door to garden.

**FIRST FLOOR LANDING**

UPVC double glazed window with blind, radiator., double doors to a built-in wardrobe with hanging rail and shelf and further door to an airing cupboard housing the hot water storage tank. Access to loft, bedrooms and bathroom.

**BEDROOM**

18'1" x 11'11" (5.51m x 3.63m)  
Spacious bedroom with two uPVC double windows to front and rear with the rear window offering an aspect beyond neighbouring properties towards the surrounding countryside. Woodgrain laminate flooring and two radiators.

**BEDROOM**

10'1" x 11'11" (3.07m x 3.63m)  
Further double room to the rear of the property with uPVC double glazed window, radiator, electric light and power socket.



**BEDROOM**

10'4" x 8'11" (3.15m x 2.72m)  
Glazed shower cubicle with Myra electric shower to corner, uPVC double glazed window, built-in storage cupboard and radiator.

**BATHROOM**

7'4" x 5'7" (2.24m x 1.7m)  
Fitted with a three piece modern suite in white comprising of WC with pushbutton flush, shaped wash hand basin with mixer tap and electric mirror over, tiled panelled bath with glazed shower screen and over bath Mira electric shower. UPVC double glazed window and fitted blind, full tiling to walls and floor, towel radiator and ceiling light.

**EXTERIOR**

To the front of the property is gated access to the brick set and concrete drive and access to garage. Access to the side leading round to the rear. The front garden has a mature Beach hedge, an area of grass and borders to the perimeter with shrubs and bushes and brick set pathway with access to the side with an area for storing bins, etc.

To the rear of the property is pleasant compact garden space with brick set pathway borders with mature shrubs and bushes, sizable wooden garden storage shed and further store offering good potential attached to the rear of the house. Gated access to the rear service lane where there is also access to a useful covered storage area.

**GARAGE**

18'0" x 9'1" (5.49m x 2.77m)  
Accessed from either a sliding door from the entrance hall or an electric roller door to the front. UPVC double glazed window, wall cupboard, electric light and power as well as a water tap. Housing electric meter and circuit breaker control point and gas meter.

