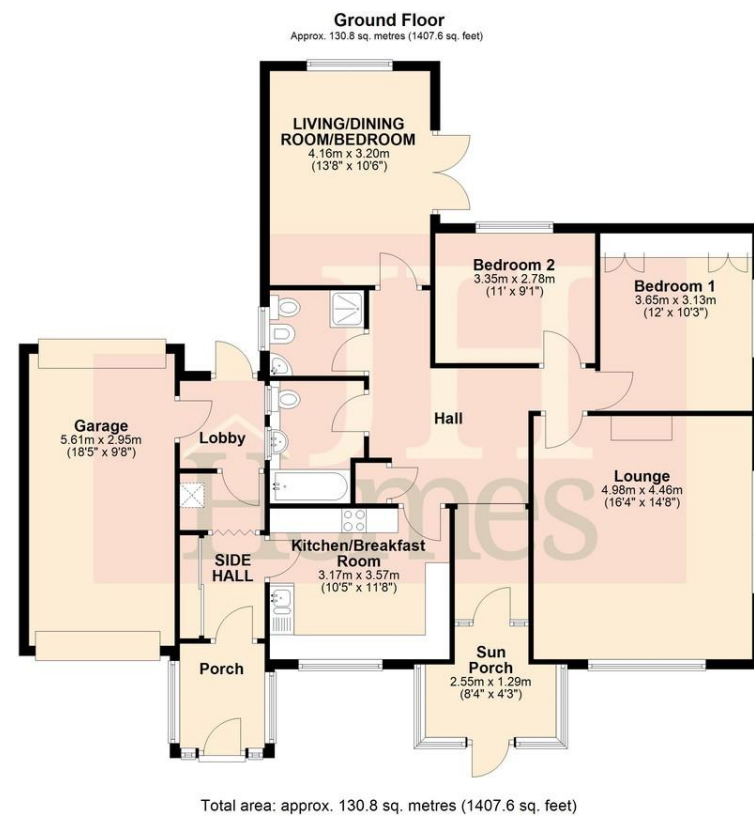




DIRECTIONS

Proceeding from Ulverston along the Coast Road, passing the Manjushri Kadampa Meditation Centre on your left and both right hand turns to Bardsea. Just before The Olde Mill the property can be found on the right hand side.

The property can also be found by using the following "What Three Words" <https://w3w.co/keen.culminate.innovate>

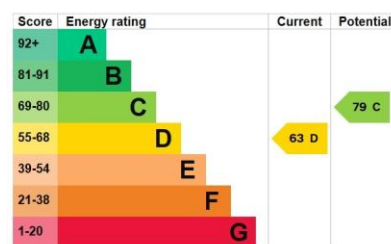
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains gas, electric, water are all connected. We are advised that drainage is by way of a septic tank.



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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Spacious detached bungalow situated adjacent to the Coast Road to the edge of Bardsea village, with panoramic views over Morecambe Bay to the front countryside to the rear. Beautifully positioned on an excellent sized plot with convenient access to the nearby market town of Ulverston for shopping, pubs and restaurants as well as close to the Ulverston golf course in Bardsea. Offered with vacant possession, having no upper chain and provides an attractive and well-presented detached bungalow. Complete with uPVC double glazing, gas fired central heating system, driveway, garage and an extensive garden to the rear. Early inspection is strongly advised.



Accessed through a set of PVC double glazed French doors to a sun porch.

SUN PORCH

4' 2" x 8' 4" (1.29m x 2.55m)
UPVC double glazed windows with views overlooking Morecambe Bay, radiator and glazed internal door with patterned glass pane open to:

HALL

Welcoming room with radiator, built-in storage cupboard, access to all rooms and loft with drop-down ladder.

LOUNGE

14' 7" x 16' 4" (4.46m x 4.98m)
Good sized room with sweeping uPVC double glazed bow windows to front offering panoramic views over the Bay, further uPVC double glazed window to side, central feature fireplace, radiator and coving to ceiling.

KITCHEN/DINER

10' 5" x 11' 8" (3.18m x 3.57m)
Fitted with a range of traditional base, wall and drawer units with patterned work surface incorporating one and a half bowl sink and drainer with mixer tap and tiled splash backs. Integrated dishwasher, recess and point for electric cooker, radiator, uPVC double glazed window and glazed door to side hall.

SIDE HALL

Sliding door built-in storage cupboard with upper storage lockers. Doors open to a rear utility area with space and plumbing for washing machine and storage cupboard. PVC door with double glazed inserts opening to an enclosed lobby and PVC door to front porch.

LOBBY

Access to garage and door to rear garden.

PORCH

UPVC double glazed windows and door to front.

DINING ROOM/BEDROOM

13' 7" x 10' 5" (4.16m x 3.20m)
Versatile room with set of PVC double glazed French doors and uPVC double glazed picture window overlooking and giving access to the attractive rear garden.

BEDROOM

12' 0" x 10' 3" (3.66m x 3.12m)
Generous double room with built in bedroom furniture, radiator, power and light point. UPVC double glazed window to side with blind looking beyond the neighbouring garden with glimpses of Bardsea and its historic Church Spire.

BEDROOM

9' 1" x 11' 0" (2.78m x 3.35m)
Further double room to the rear with uPVC double glazed window looking towards the garden, radiator, electric light and power point.



BATHROOM

7' 11" x 6' 4" (2.43m x 1.94m)
Fitted with a three piece suite comprising of wash hand basin inset to vanity unit with storage cupboards under and surfacing, concealed cistern WC with pushbutton flush and enamel bath with tiled surround and matching splash back tiling to other walls. Two uPVC double glazed windows, radiator and towel radiator.

SHOWER ROOM

4' 11" x 7' 3" (1.52m x 2.21m)
Four piece suite comprising corner wash hand basin, bidet and WC, glazed shower cubicle with thermostatic shower. Radiator and PVC double glazed patterned glass window.

EXTERIOR

To the front of the property is an enclosed garden with pedestrian gate, hedging to front, flagged path and gravel seating area offering open aspects over the garden and the bay.
The side offers driveway leading to the garage with the rear having an excellent, tranquil garden area. Well stocked and presented and offers a private mature garden space perfect for the keen gardener which is a compliment to this lovely property. Flagged seating area in front of a summer house along with water feature and borders. The central lawn has mature borders with trees, shrubs and bushes with access to a lower garden area.
The lower garden offers an orchard area with fruit trees, further lawn and seating areas overlooking the surrounding countryside and stream. A gate leads to the side of the property which allows access across the neighbouring driveway.

GARAGE

18' 4" x 9' 8" (5.61m x 2.97m)
Twin up and over doors to the front and rear and personal side door opening to lobby.

