



**2 New Market Street
Ulverston
Cumbria
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A beautifully appointed traditional mid terrace cottage situated in the heart of the popular coastal village of Bardsea. This stylish home has been used for the last few years as a most comfortable and popular holiday let, and as a result is offered with all contents available by negotiation and the owner's preference for everything to remain within the property. With light neutral attractive décor, gas fired central heating system and UPVC double glazing, this charming cottage offers accommodation comprising of entrance porch, lounge with woodburning stove, kitchen with integrated appliances and breakfast bar, conservatory/dining room and to the first floor, two bedrooms and a modern shower room. The cottage benefits from a pleasant forecourt garden and a long mature, well stocked rear garden with an upper patio seating area. The cottage offers accommodation suited to a range of buyers including the professional couple, early internal viewing is both invited and recommended to appreciate this charming and comfortable cottage home in this historic village.



Accessed through PVC double glazed front door into:

PORCH

UPVC double glazed windows to sides with open vaulted ceiling, pendant light point and cupboard to side with granite worksurface. Cupboard housing electric meter and circuit-breaker control point, concealed lighting to the external apex of porch and radiator. Travertine style tiled floor and traditional wooden door with glazed upper panels gives access to:

LOUNGE

10' 11" x 10' 7" (3.33m x 3.23m)
Central fireplace with exposed stone lintel and inset housing Morso squirrel stove. UPVC double glazed sash window to front with blind and feature wooden lintel, fitted window seat and cupboard concealing gas meter. Further alcove display cupboard to far side of room. Traditional style radiators and modern wooden door opening to:

KITCHEN/DINER

10' 11" x 10' 8" (3.33m x 3.25m)
Fitted with a range of base, wall and drawer units with patterned worktop over which extends to create breakfast bar area. Radiator and oval inset stainless steel sink unit with mixer tap, gas hob with cooker hood above, built in oven and splash back tiling.

Further appliances include a built-in fridge and freezer, concealed washing machine and door to useful under stairs storage area. Stairs to side of room with glass banister panels and UPVC double glazed sash window with feature wooden lintel. Modern wooden door with glazed panes opening to:

CONSERVATORY

6' 7" x 11' 0" (2.01m x 3.35m)
Extended to rear of property with PVC wood effect finish, clear glass double glazed roof, UPVC double glazed windows and door with blinds overlooking/accessing rear garden. Ample space for dining table large traditional style radiator. Tiling to floor and an excellent versatile room.

FIRST FLOOR LANDING

Stairs from kitchen with painted newel post and handrail with glass banister panelling. Modern wooden doors giving access to bedrooms and shower room. Access point to loft which we are advised is boarded and houses the gas boiler.

BEDROOM

11' 0" x 8' 2" (3.35m x 2.49m) max
Beautifully presented with a comprehensive range of wardrobes to one wall with mirrored panel doors, hanging rails, shelving and a central drawer unit. Matching bedside cabinets to either side of the double bed, wood grain effect flooring, UPVC double glazed sash window and radiator behind a decorative cover, offering a lovely well-presented double bedroom.



BEDROOM

5' 10" x 8' 4" (1.78m x 2.54m)
Situated to rear of property with UPVC double glazed sash window offering a pleasant aspect down the rear garden. Built-in wardrobe area and fixed UPVC double glazed window. Traditional style radiator and woodgrain effect flooring.

SHOWER ROOM

Three piece suite comprising of glazed shower panel with fixed rain head and flexi-track spray, recessed soap/shampoo shelf, inset lights and control for shower. Vanity unit with curved moulded worksurface, wash hand basin with mixer tap and drawers/cupboard under. Shaver point with mirror above, WC with concealed cistern and storage cupboards above. Tiling to walls, ladder style radiator and panelling to ceiling with LED lights and extractor fan.

EXTERIOR

Low limestone topped wall to front with gate to forecourt area which has slate tiled surface and slate edged raised borders. To rear an attractive established garden which runs beyond communal access way with central grass path area, mature borders to either side stocked with a variety of trees, shrubs and bushes, including a mature rose. Upper garden area accessed under a pergola to patio seating area with log store and garden shed with power. The rear garden is a valuable addition to this lovely cottage property and will be appreciated upon inspection.

