

FREEHOLD



CRAKE HOLME, MAIN STREET, GREENODD, ULVERSTON, LA12 7RA

£335,000

FEATURES

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| Excellent Detached Family Home | Three / Four Bedrooms |
| Popular & Convenient Village Location | Top Floor Lounge |
| Well Presented Throughout | Enclosed Gardens & Parking |
| Dining Room & Stylish Fitted Kitchen | Great Village Location With Local Primary School |
| Bedroom One With Ensuite & Dressing Room | Good Bus & Main Trunk Road Access |



Crake Home offers a most individual detached cottage property situated in the heart of the village of Greenodd. Set on a pleasant plot with gardens to the side and rear, as well as off-road parking and an excellent garden store/motorbike garage/workshop. The versatile accommodation is spread over three floors and comprises of a dining room, stylish kitchen, top floor lounge, office/sitting room, family bathroom 3/4 bedrooms, master with ensuite and dressing room, plus a utility room. There is uPVC double glazing, gas central heating system, a good standard of presentation and the bonus of a garden and parking. The versatile accommodation is suitable for a range of buyers, including the family and there is a nearby primary school, with access to good bus routes to secondary schools with local amenities including butchers, bakery/café, wine shop, fish and chips etc. A comfortable and well-presented home with estuary walks from the doorstep.

This individual family home is accessed from the side through a shelter porch to the PVC door. Opening directly into:

DINING ROOM

8' 8" x 10' 4" (2.64m x 3.15m)

Well presented with wood block table/breakfast bar fixed to the room, offering seating for at least six people. There is a staircase to the first floor with open under stairs area maximising usable space. The room has light blue décor with lower panelling to one wall, a uPVC double glazed window looking into the garden, a column radiator and wall cupboard with glazed and illumination front. From the dining room there is access to the inner hall and kitchen.

KITCHEN

12' 2" x 7' 2" (3.71m x 2.18m)

A well-presented fitted kitchen with a comprehensive range of base and wall cupboards, with a combination of dark green and light grey doors and a wood block work surface. Range cooker with gas hob, splashback, cooker hood above and electric ovens below. Belfast style ceramic sink with a woodwork surface and grooved drainer, two uPVC double glazed windows, an integrated fridge/freezer and high-level microwave built into the units. Complete with a woodgrain laminate flooring to the kitchen and dining room.

INNER HALL

From here there is access to the sitting room/office/bedroom, rear hall with staircase to the lower ground floor and access to the bathroom.

RECEPTION ROOM / BEDROOM

13' 2" x 10' 11" (4.01m x 3.33m)

Lovely light room with blue decor to the walls and a uPVC double glazed window looking down to the garden and parking area. With a continuation of the woodgrain laminate flooring, it offers a versatile and spacious room.

FIRST FLOOR LANDING

From the dining hall the staircase returns to the upper floor with a wooden handrail to the landing, which gives access to the lounge and two bedrooms.

LOUNGE

8' 3" x 19' 10" (2.51m x 6.05m)

A great top floor room with a vaulted ceiling and exposed beams. It is both spacious and light and airy, with a window seat to a uPVC double glazed window, plus further window to the other side of the room. There is woodgrain laminate flooring, a double radiator, ceiling fan and a decorative fireplace feature.

BEDROOM

12' 9" x 10' 11" (3.89m x 3.33m)

Excellent double room with exposed beam and slightly reduced head height to one side of the room, plus a low-level uPVC double glazed window. It has light blue décor, a radiator and a ceiling light point and fan combination.

BEDROOM

11' 7" x 8' 10" (3.53m x 2.69m)

Further excellent room with mid-green decor to the walls and an exposed beam. There are two uPVC double glazed windows, a radiator and woodgrain laminate flooring.

HALL

From the rear hallway there is access to the staircase leading to the lower ground floor and a door to the bathroom. This area has two uPVC double glazed windows, a wall light point and extractor fan.

BATHROOM

Fitted with a four piece suite in white comprising of a quadrant shower cubicle with thermostatic shower, pedestal wash hand basin with tiled splashback, WC and panel bath with mixer tap and shower fitment. There is splashback tiling in deep blue with an upper border around the bath, plus full tiling to the shower cubicle. UPVC double glazed window with pattern glass pane, an extractor fan, radiator and two wall light points.

STAIRS

With handrails and leads to the lower ground floor with access to the utility room and master bedroom.

MASTER BEDROOM

12' 11" x 10' 8" (3.94m x 3.25m)

Well-proportioned double bedroom with a radiator, a set of PVC double glazed French doors opening to the rear garden, light neutral decor and woodgrain laminate flooring which continues into the adjacent dressing room.

DRESSING ROOM

10' 6" x 10' 2" (3.2m x 3.1m)

Spacious and versatile room with a set of PVC double glazed French doors opening into the garden. Complete with a radiator and light, neutral decor, it creates a perfect space to utilise as a dressing room, office or additional connecting bedroom dependent on needs. Door to:

ENSUITE

Traditional enamel roll top bath with ball and claw feet, an over bath shower and curtain rail surround. A traditional wash hand basin with tiled splashback and mirror above, WC with high flush cistern, a radiator and a chrome ladder style towel rail. To the corner of the room, there is a further dressing storage area with wall light point and an extractor fan.

UTILITY ROOM

9' 1" x 8' 10" (2.77m x 2.69m)

PVC double glazed door with pattern glass panes and a uPVC double glazed window with fitted extractor fan. There are fitted base cupboards with a cream decor panel, slate shaded worksurface and a sink unit. Complete with tiling to the floor, a radiator and a wall mounted Worcester boiler for the heating and hot water systems, providing a perfect utility and porch area.

EXTERIOR

Crake Holme has the excellent advantage of a sizable plot which is fenced around the perimeter with double gates opening to the drive. The drive provides excellent parking, plus a workshop and motorcycle garage, which is to be included within the sale. There is a flagged patio to the front and side of the property, an area of lawn with a border area, and shrubs and bushes to the corner of the garden. A lovely garden area complimenting this excellent home.



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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

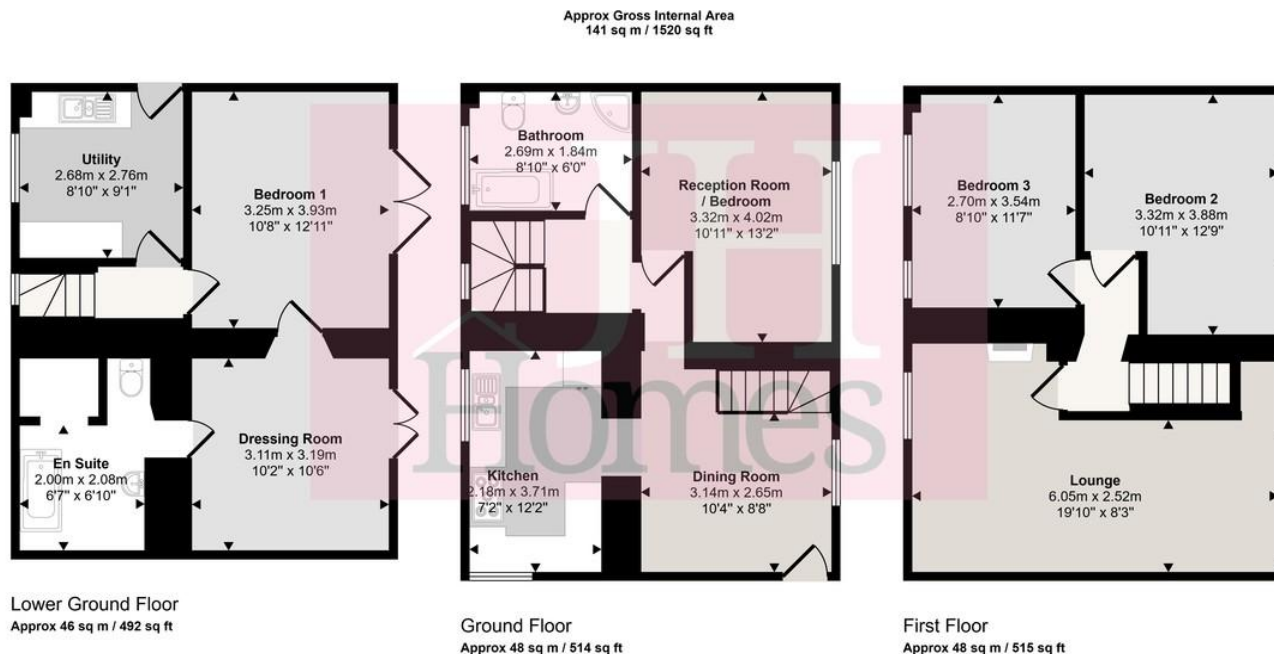
SERVICES: Mains drainage, gas, electric, water are all connected.

DIRECTIONS:

Enter Greenodd from the A590 and after passing Henry Armers, turn left onto Greenodd Main Street. Proceed down the street and towards the bottom on the right, the property is facing the Ship Inn.

It can also be found by using the following What3Words reference

<https://w3w.co/windmills.gates.puns>



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

