

FREEHOLD



MAIN STREET, BARDSEA, ULVERSTON, LA12 9QT

£195,000

FEATURES

Cottage Style Property In
The Centre Of Bardsea

Popular Village Location

Electric Heating & UPVC
DG

First Floor Lounge/Dining
Room & Kitchen

Two Bedrooms

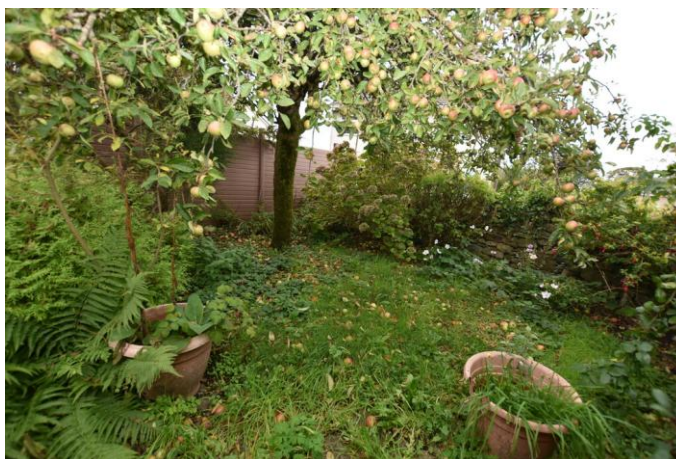
Modern Bathroom

Well Loved Family
Holiday Home

General Modernisation
Potential

Garage and
Workshop/Store

Offered Vacant With
No Upper Chain



Garage,
On Road
Parking



Cottage style property in the heart of the popular village of Bardsea. Believed to have been converted from a former barn attached to the neighbouring property. It has for many years now been used as a well loved second home. The property is offered vacant with no upper chain and provides an open porch, hall, two ground floor bedrooms and bathroom to the ground floor with a good sized lounge and kitchen to the first floor. To the front is a forecourt and the rear is an excellent stone workshop/store with access to a single garage which gives access to a garden area beyond. The property has electric heating, uPVC double glazing and a modern bathroom and hot water system but offers significant potential for modernisation redevelopment /personalisation. All in all this is a comfortable property situated in the heart of the village close to the village pub and historic church and Bardsea is the home of Ulverston Golf Club and has easy access to the beach and Birkrigg Common as well as been a short drive from Ulverston.

Accessed from the side of the house through an open porch with PVC double glazed door and window which opens into:

ENTRANCE HALL

Stairs to side leading to the first floor, high-level electric meter and circuit breaker control point. Modern electric heater, recessed bookshelf and door to under stairs store.

BEDROOM

10' 9" x 15' 5" (3.29m x 4.70m)

Double room to the front of the property with uPVC double glazed window, modern electric heater and recessed wall cupboard.

BEDROOM

12' 0" x 8' 7" (3.67m x 2.62m) widest point

Smaller double room with a uPVC double glazed window and PVC double glazed door with pattern glass pane opening to rear yard. Modern electric heater and two built-in wardrobes.

BATHROOM

Modern three-piece suite in white comprising of panelled bath with glazed shower screen and shower over, pedestal wash hand basin with mirror above and concealed cistern WC with cupboard to side. Modern panelling to two walls, uPVC double glazed pattern glass window and modern electric heater. Door to airing cupboard with a Main pressurised hot water storage tank with timer and shelved airing space.

FIRST FLOOR LANDING

Electric stair lift which could be removed if not required, glazed door to lounge and open access to kitchen.

LOUNGE/DINER

15' 5" x 12' 5" (4.70m x 3.80m)

UPVC double glazed window to the front with deep sill and further uPVC double glazed window to rear. Tiled fireplace with inset electric fire and modern electric heater.

KITCHEN

6' 5" x 8' 10" (1.98m x 2.71m)

Fitted with an older range of base, wall and drawer units with wood block effect work surface over incorporating stainless steel sink and drainer mixer tap. Space and point for electric cooker, space for fridge/freezer and space and plumbing for washing machine. UPVC double glazed window to rear with integrated extractor fan offering a pleasant aspect beyond the neighbouring properties towards the surrounding countryside.

GARAGE

Electric up and over door, pedestrian door to side accessing the garden and the further open doorway to workshop.

WORKSHOP/STORE

Pitched slate roof, electric light, power, window and door to yard.

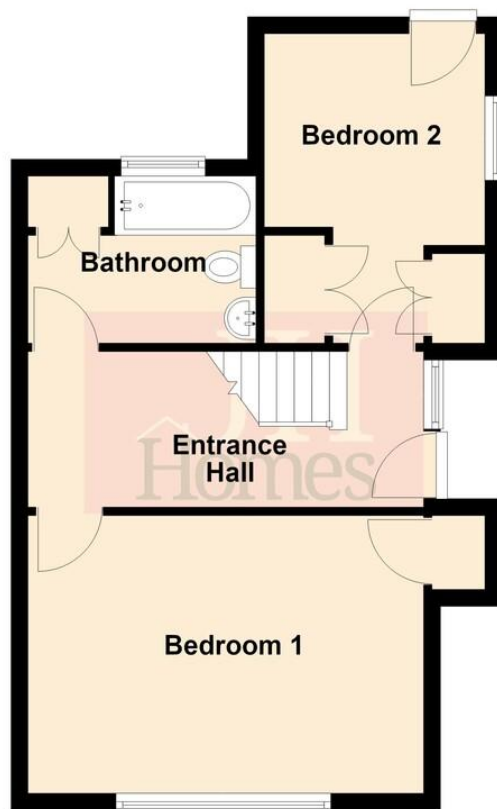
EXTERIOR

To the front is a forecourt area with retaining wall to the road. Shared driveway to side leading to the garage and pedestrian gate opens to the yard. The garden, accessed through the garage has a mature Apple tree and other shrubs and bushes. It provides a pleasant outdoor sitting space with great potential for general landscaping and alteration.



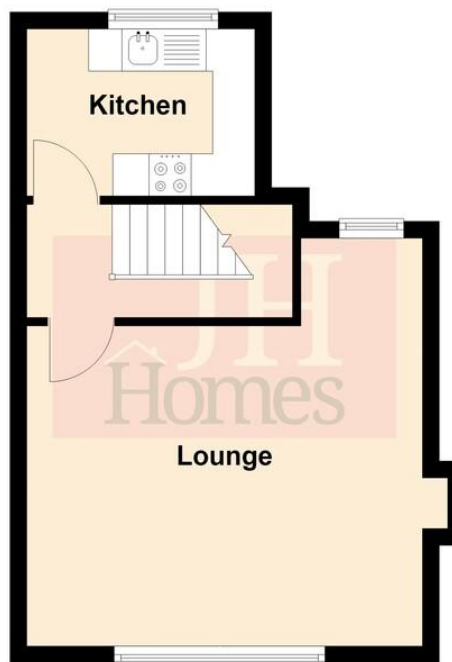
Ground Floor

Approx. 40.9 sq. metres



First Floor

Approx. 29.6 sq. metres



Total area: approx. 70.5 sq. metres

Call us on

01229 445004

contact@jhhomes.net

www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, electric, water are all connected

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 shortly after the pub on the right hand side. The property can be found by using the following "What Three Words" <https://w3w.co/caravans.cavalier.weaned>

EPC TO FOLLOW



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.