



3 Lands Close

Ulverston, LA12 0TY

Offers In The Region Of £475,000



3



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2



E



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A beautifully modernised Dormer Bungalow situated in the sought-after village of Newbiggin. This impressive home offers spacious and versatile living throughout, featuring multiple large living areas ideal for family life and entertaining. Enjoy attractive gardens to both the front and rear, with the rear garden boasting open views across the surrounding fields, providing a peaceful rural outlook. Combining modern comfort with a charming village setting, this property presents an exceptional opportunity for those seeking a stylish home in a picturesque location.

As you enter this beautifully modernised Dormer Bungalow, you are welcomed into Reception One, a warm and inviting living space featuring a wood-burning stove, dual aspect windows that fill the room with natural light, and elegant oak wooden flooring throughout. From here, enjoy glimpses of the surrounding countryside views, adding a sense of openness and tranquility.

Moving through to Reception Two, you'll find another generous living area with a dual fuel burner and French doors to patio as well as a full length feature window overlooking the garden and countryside. Bi-fold doors open seamlessly into the stylish kitchen, creating an ideal flow for modern family living and entertaining.

The kitchen has been tastefully designed with grey base and wall units, a range cooker, an integrated full length fridge and full length freezer and an integrated dishwasher. A large central island with an inset sink provides both workspace and a sociable hub for dining and gatherings. The wooden flooring continues throughout, adding warmth and cohesion to the space, while windows and doors frame beautiful countryside views to the rear.

On the ground floor, you'll also find a family bathroom fitted with a double ended bath with shower attachment, close-coupled WC, and pedestal sink, complemented by laminate flooring and marble-effect wall finishes for a contemporary touch. There is also a versatile ground floor bedroom or study, perfect for guests, home working, or additional family space.

Upstairs, the property offers a spacious master bedroom, a third bedroom, and a modern shower room, all enjoying picturesque views across the surrounding fields.

Externally, the home benefits from well-maintained front and rear gardens, with patio and decking areas ideal for outdoor relaxation and entertaining. The rear garden enjoys uninterrupted countryside views, providing a truly peaceful backdrop. A double garage offers ample parking, storage and inspection pit, while a charming summer house, with power and sockets, provides a private retreat within this beautifully landscaped setting.

Lounge

11'11" x 21'2" (3.64 x 6.46)

Family Room

12'4" x 31'0" (3.76 x 9.46)

Ground Floor Bedroom/Study

9'11" x 11'11" (3.04 x 3.64)

Bathroom

7'11" x 6'9" (2.42 x 2.08)

Utility

5'7" x 14'6" (1.72 x 4.42)

Kitchen

22'1" x 11'10" (6.74 x 3.62)

First Floor Bedroom

8'9" x 16'9" (2.68 x 5.11)

Master Bedroom

19'4" x 12'9" (into eaves) (5.90 x 3.91 (into eaves))

First Floor Shower Room

4'0" x 10'3" (1.24 x 3.14)

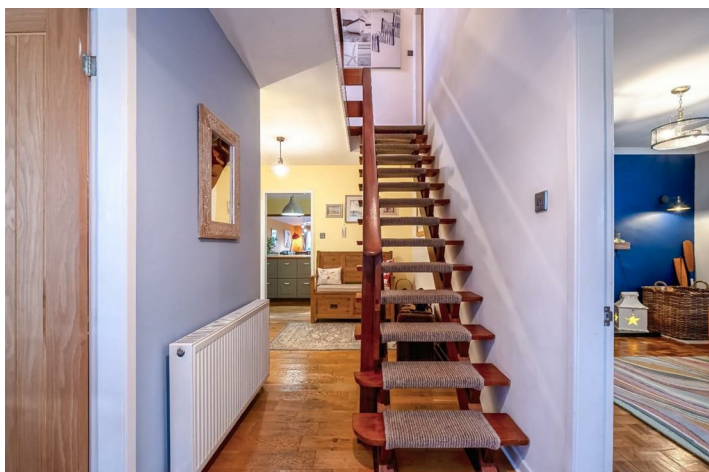
Double Garage

23'3" x 20'3" (7.10 x 6.19)



- Beautifully Modernised Dormer Bungalow In Sought After Village Location
- Stylish Family Kitchen
- Two Bathrooms
- Double Garage with Inspection Pit
- 15 miles to Coniston - Lake District National Park

- Spacious Reception Rooms with Multi Fuel Burning Stoves
- Versatile Accommodation
- Gardens and Countryside Views
- 40mins from M6 Motorway
- Council Tax Band - E



A map of the Newbiggin area, showing the coastline and the location of the Newbiggin Lighthouse. The lighthouse is marked with a blue pin and labeled "Newbiggin". The map is credited to Google, with "Map data ©2026 Google" in the bottom right corner.

Ground Floor
Approx. 171.5 sq. metres (1842.3 sq. feet)

Family room
8.50m x 5.89m
(27'7" x 19'0")

Kitchen/Dining

Living Room
5.49m x 3.53m
(17'9" x 11'6")

Bedroom
3.35m x 3.15m
(11'0" x 10'2")

Bathroom
2.50m x 2.10m
(8'2" x 6'11")

Hallway
0.55m x 2.17m
(1'8" x 7'1")

Utility Room
2.00m x 2.10m
(6'6" x 6'10")

Room in Roof
Approx. 55.5 sq. metres (599.2 sq. feet)

Bedroom
3.53m x 5.10m
(11'7" x 16'7")

Landing
1.10m x 1.07m
(3'6" x 3'5")

Shower Room
1.94m x 1.71m
(6'4" x 5'7")

Bedroom 2
2.70m x 3.53m
(8'10" x 11'6")

Double Garage
6.59m x 6.23m
(21'6" x 20'5")

Total area: approx. 228.0 sq. metres (2432.4 sq. feet)
± 0.1 metres (0.3 feet) in any direction

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(B2 plus) A			
(B1-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

EU Directive 2002/26/EC

