

FREEHOLD



BRACKENDALE, BARDSEA, ULVERSTON, LA12 9QS

£320,000

FEATURES

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| Excellent Traditional Cottage | Attractive Enclosed Rear Garden |
| Popular Coastal Village Location | Garden Room & Garage |
| Lounge, Dining Room & Secondary Reception Room | GCH System & Double Glazing |
| Kitchen & Utility with WC | Perfect For A Range Of Buyers |
| Three Bedrooms & Shower Room | Early Viewing Recommended |



1



2



3



Garage



Charming and deceptively spacious traditional cottage, offering a wonderful combination of character, generous accommodation and attractive outdoor space. The welcoming porch leads into a superb lounge/diner, providing ample space for both comfortable seating and dining, with feature beams, natural light and lovely views across the surrounding open fields towards the bay. There is also a separate formal lounge, again full of character with exposed beams, feature fire recesses and plenty of natural light. To the rear, the well-appointed kitchen enjoys light from two windows and a roof window and is conveniently positioned alongside a useful dining room, rear porch and utility/WC. Upstairs are three bedrooms, including two good-sized doubles and a particularly impressive third bedroom which was originally a secondary cottage, together with a modern family shower room. Outside, the rear garden is a true hidden gem, featuring a generous patio, manicured lawn and well-established planted borders. Enjoying the afternoon and evening sun, it provides an ideal space for relaxing and entertaining. The garden also benefits from access to a store/garden room and integral garage. With its blend of traditional cottage charm, surprisingly spacious accommodation, attractive views and delightful gardens, this home is one that deserves to be viewed to be fully appreciated.

Accessed through a PVC door with glazed inserts into:

ENTRANCE PORCH

UPVC double glazed windows to side, tiled floor and door into:

LOUNGE/DINER

20' 11" x 14' 10" (6.38m x 4.52m)

Good sized room with ample space for bout a dining table and lounge area. Two uPVC double glazed windows allow natural light in from the front and over look the fields, coving to ceiling, two radiators and stairs to first floor with ample under stairs storage. Doors to dining room and formal lounge.

DINING ROOM

9' 1" x 7' 0" (2.77m x 2.13m)

Perfectly placed off of the kitchen with uPVC double glazed window to rear, ceiling light and open to:

KITCHEN

12' 0" x 5' 6" (3.66m x 1.68m)

Situated to the rear of the property with ample light coming from two uPVC double glazed windows and a roof window.

Two units offer drawers and cupboards with one incorporating a Blanco ceramic sink with swan necked mixer tap. Space and loving for slimline dishwasher, space for under counter fridge freezer and space for oven and hob. Radiator, tiled splash backs, moveable spot lights to ceiling and wall mounted boiler for the hot water and heating system.

REAR PORCH

Wooden door with decorative glazed insert to outside, ceiling light point and door with step up to:

UTILITY ROOM/WC

5' 5" x 6' 7" (1.65m x 2.01m)

Excellent placed near the exterior door for ease with space and plumbing for washing machine and having housing a two piece suite comprising of vanity unit with sink, mixer tap and cupboards under and low, level, dual flush WC. UPVC double glazed windows to side, radiator, ceiling light point and modern cladding to ceiling.

SECOND RECEPTION ROOM

15' 0" x 10' 10" (4.57m x 3.3m)

Another good sized room with ample light coming through three uPVC double glazed windows to the front and side. Two ceiling light points, feature beams, two feature fire recesses, two radiators and display cabinet.

FIRST FLOOR LANDING

UPVC double glazed window to side, ceiling light point and radiator. Access to three bedrooms and family shower room.

BEDROOM

16' 9" x 11' 2" (5.11m x 3.4m)

Double room with uPVC double glazed window to front overlooking fields with the bay in the distance. Radiator, ceiling light point and exposed beam.

BEDROOM

10' 10" x 9' 2" (3.3m x 2.79m)

Further smaller double or excellent single with uPVC double glazed window to the front again with views over open fields and the bay in the distance. Radiator, ceiling light point and exposed beam.

SHOWER ROOM

9' 1" x 6' 11" (2.77m x 2.11m)

Modern, white three piece suite comprising of corner shower cubicle with mixer shower, pedestal wash hand basin and low level, dual flush WC. Plastic cladding up main walls, radiator, ceiling light point and opaque uPVC double glazed window to rear with seat. Storage cupboard with shelving and exposed beams.

BEDROOM

18' 11" x 12' 4" (5.77m x 3.76m) including wardrobes

Excellent sized double room that was originally a secondary cottage with two ceiling light points, two radiators and ample storage with a double door wardrobe offering shelving and hanging space. Two uPVC double glazed windows allow ample natural light to both sides.

EXTERIOR

Hidden gem of a garden which is situated to the rear offering an excellent sized patio area, manicured lawn and planted borders. The outside space catches the afternoon sun meaning it's a lovely place to be at the end of the day. Complete with access to a store/garden room and the integral garage. To the front of the property either side of the front porch is a pleasant well stock border area with shrubs and bushes. To the side is a hard standing suitable for bin storage etc.

GARDEN ROOM

Electric light, power points and stainless steel sink unit with base cupboard.

GARAGE

20' 3" x 8' 8" (6.17m x 2.64m)

Up and over door, electric light and power socket.





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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: All mains services to include gas, water, drainage and electric

DIRECTIONS:

Proceed along the Coast Road heading towards Barrow. As you pass the Ice Cream hut on your right, there is a signpost for Bardsea. Turning into the village, go past the Ship pub then after a short cluster of houses there is a left hand turn to White Ghyll Lane heading up towards Birkrigg with Brackendale on the corner. The property can be found by using the following "What Three Words" <https://what3words.com/home.sleeps.juicy>

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.