

FREEHOLD



# CRABTREE NOOK, MAIN STREET, BAYCLIFF, ULVERSTON, LA12 9RN

## £220,000

### FEATURES

- Cottage-Style Property In The Centre Of Baycliff
- Currently A Successful Holiday Let & Ready To Move Into
- UPVC Double Glazing & Oil- Fired Central Heating System
- Entrance Porch, Breakfast Kitchen & Lounge/Diner
- Offers Two Double Bedrooms & A Modern Bathroom
- Forecourt To The Front & Enclosed Rear Yard/Garden
- Benefits From A Single Garage
- Suitable For First- Time Buyers Or Professional Couples
- Close To The Beach, Birkrigg Common & Ulverston
- Sold With No Upper Chain & Early Viewing Recommended



A delightful cottage style property situated in the heart of the popular coastal village of Baycliff. The Property is currently used as a successful holiday let and offers ready to move into accommodation in the heart of this popular village. The accommodation has uPVC double glazing and oil-fired central heating system, with accommodation comprising of an entrance porch, breakfast kitchen, lounge/diner, two double bedrooms and modern bathroom. There is a forecourt and enclosed yard/garden to the rear plus the advantage of a single garage. The Property will be fully appreciated upon inspection and offers a great home suited to a range of buyers, including the first-time purchaser or professional couple. The village of Baycliff has a popular public house and eatery and offers easy access to Birkrigg Common and the beach as well as easy access to Ulverston and Barrow in Furness further along the coast road. In all a superb opportunity, offered vacant having no upper chain and with early inspection both invited and recommended.

The property is accessed across the forecourt through a PVC double glazed door into:

#### **PORCH**

Slate shaded tiled floor, a door to the garage and a PVC double glazed stable door to:

#### **KITCHEN/BREAKFAST ROOM**

*16' 4" x 9' 3" (4.98m x 2.82m)*

Fitted with a range of base, wall and drawer units with wood block effect worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Slimline dishwasher with matching decor panel, electric hob with stainless splashback and cooker hood above plus a low-level electric oven. UPVC double glazed window to the front with fitted blind and a fully glazed door to the rear with a roller blind, opening into the rear garden area. Built-in fridge and a wall cupboard ideal for storage, plus a breakfast bar area. There is a hatch in the floor giving access to an unused basement area, and to the side of the kitchen, an arch through to:

#### **LOUNGE/DINER**

*11' 1" x 17' 0" (3.38m x 5.18m)*

A lovely room which has a fixed uPVC double glazed window to the side and a uPVC double glazed window to the front opening to the porch. There is a TV bracket to the wall with concealed power socket and stairs to the side of the room with white newel post handrail and spindles, plus an open understairs area maximising usable space. To the rear of the room there is a radiator, space for a dining table and wood grain laminate flooring which proceeds through the whole of the ground floor.

#### **FIRST FLOOR LANDING**

From the dining area, the stairs lead to the first floor with twin handrail up to the landing which has an exposed feature beam, light decor and modern wooden doors to two bedrooms and bathroom.

#### **BEDROOM**

*10' 11" x 9' 11" (3.33m x 3.02m)*

Lovely space with a vaulted ceiling, exposed feature beams, uPVC double glazed window looking to the village, a radiator and bulkhead display, offering a pleasant double bedroom.

#### **BEDROOM**

*12' 8" x 9' 2" (3.86m x 2.79m)*

Currently presented as a twin room, with radiator, light decor to the walls and a uPVC double glazed window looking to the village.

#### **BATHROOM**

Fitted with a modern three-piece suite in white comprising of a wash hand basin with mixer tap, splashback and mirror above set on a vanity unit with storage cupboard under, WC with pushbutton flush, chrome ladder style towel radiator and a curved P-shaped shower bath with glazed shower screen, mixer tap and shower attachment with modern panelling to the splashback. There is also an exposed beam and inset lights to the ceiling, offering an attractive modern bathroom.

## EXTERIOR

To the front of the property there is a gate to the forecourt area offering seating and bin storage space. To the rear is an enclosed garden/yard area with slate gravel surfacing and space for outdoor seating. To the corner is the oil storage tank for the central heating system. It used to be noted that there is a right of way across the neighbouring property with limited access for filling of oil tank and maintenance, etc.

## GARAGE

15' 3" x 11' 7" (4.65m x 3.53m)

A single garage with up and over door, a PVC double glazed window and the side door opening to the porch. With electric light & power and excellent parking and storage space.



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**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX:

LOCAL AUTHORITY: Westmorland and Furness Council

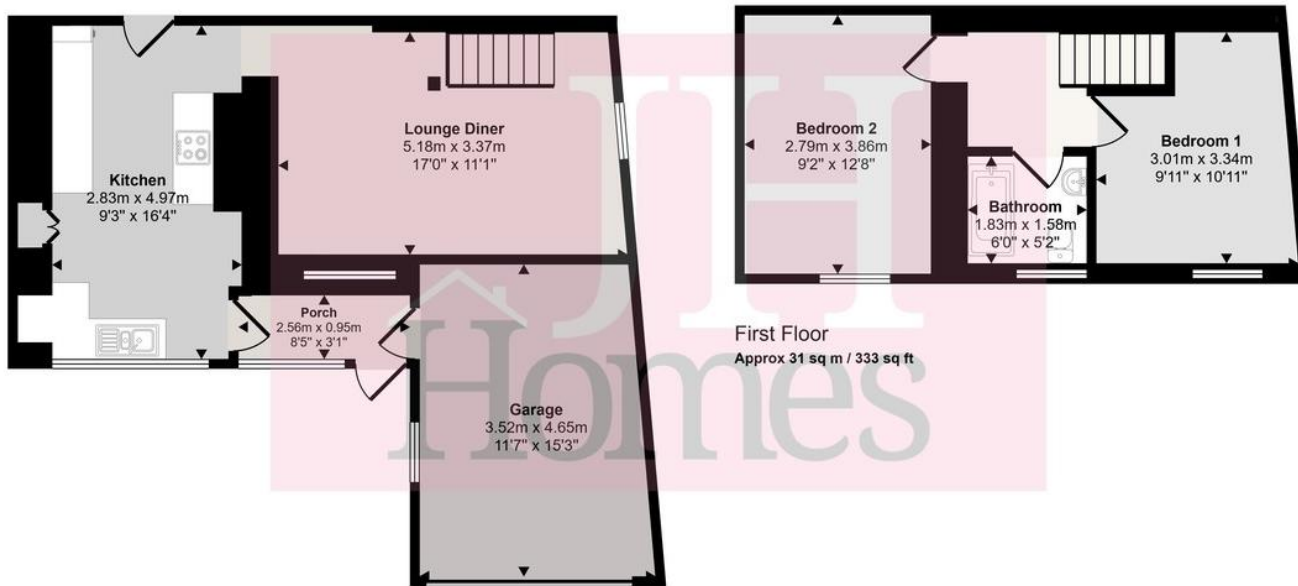
SERVICES: Mains drainage, electric, water are all connected, oil central heating

**DIRECTIONS:**

From Ulverston, take the Coast Road passing Bardsea, after climbing through the woods take the first right turn after the Baycliff sign and follow this road down into the center of the village. Pass the green on the left and the property is on the left facing the turn right onto Main Road and the Farmers Arms Pub and Restaurant.

It can also be found by using the following "What Three Words" <https://w3w.co/knees.gamer.dives>

Approx Gross Internal Area  
88 sq m / 945 sq ft



Ground Floor  
Approx 57 sq m / 612 sq ft

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		
69-80	C		70 C
55-68	D		
39-54	E	48 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.

