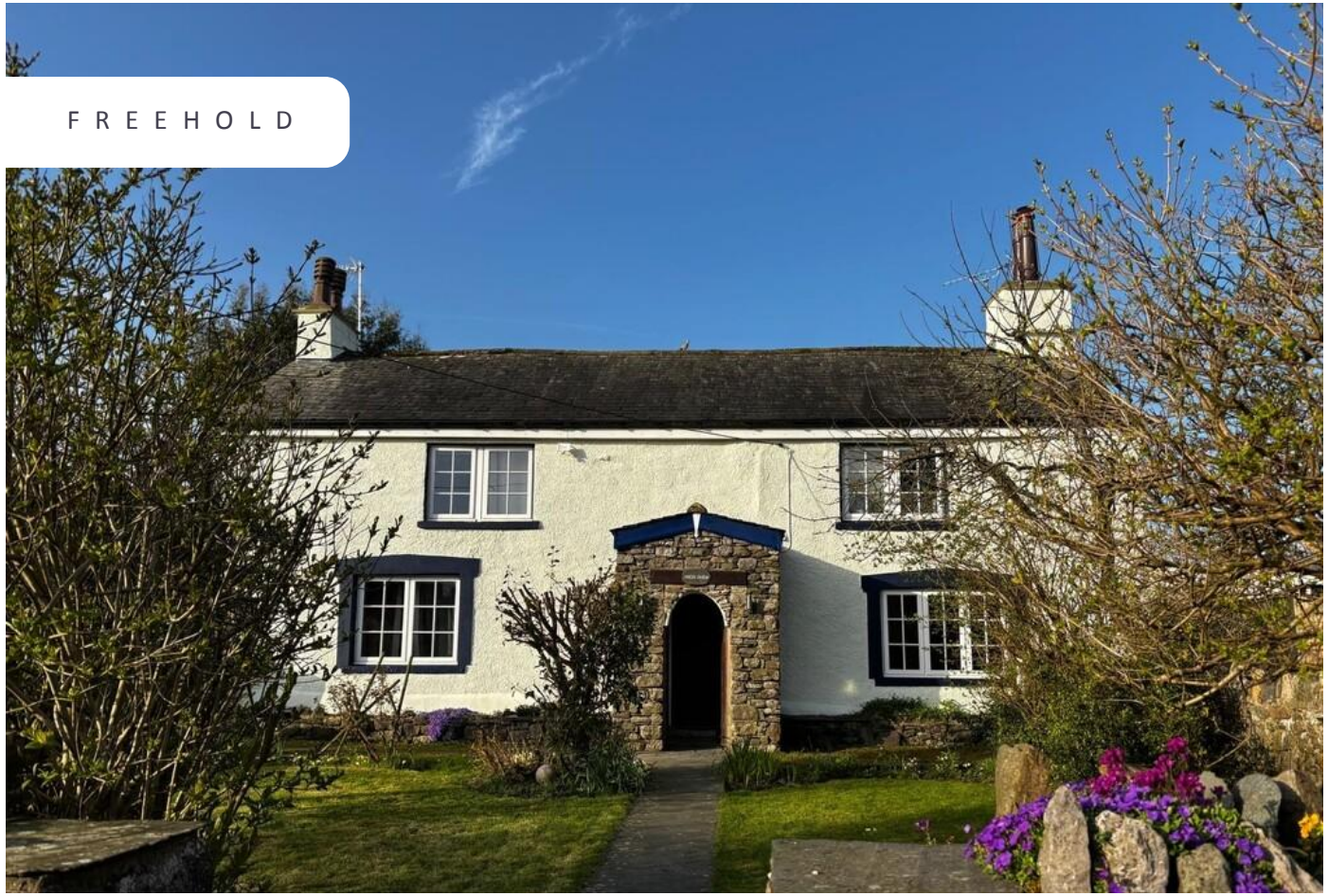


NEWBIGGIN, ULVERSTON, LA12 0RH

£445,000

FEATURES

- Detached Former Farmhouse & Ample Parking For Cars
- Popular Location Close To Coast Road & Morecambe Bay
- Great Character With Beams & Timbers
- Spacious & Versatile Accommodation
- Lounge/Dining Room &
- Farmhouse Style Kitchen
- Shower Room, WC & Utility
- Five Bedrooms & Family Bathroom
- Good Garden Space With Off Road Parking
- Ideal Family Home, Oil CH & Double Glazing

2 | 2 | 5 | Off Road Parking





Fabulous traditional and historic former farmhouse situated in the coastal village of Newbiggin accessed just off the Coast Road. Newbiggin is a thriving rural village community in a beautiful location with convenient access to both Barrow in Furness and Ulverston. Offering a traditional period home within immense character and charm throughout that will be fully appreciated by inspection. Comprising of porch, hall, lounge, lounge/dining room, kitchen/diner, utility and shower room to the ground floor with five bedrooms, family bathroom and useful storeroom to the first floor. Set upon a pleasant plot with twin driveways offering good parking with a mature well-presented front garden, a side and rear gardens providing family sized space with sunny aspects particularly in the afternoon. In all an excellent home perfect for the family buyer with great character and featuring oil fired central heating, double glazing and a modern stove in the living room. A comfortable home with early viewing invited.

Approached from the central slate flagged path leading to the front porch.

PORCH
Two beautiful stained-glass windows and window seats to either side and give shelter to the main front arched wooden door with metal ironwork hinges, handles and glazed upper pane. Opening to:

ENTRANCE HALL
Timbers to ceiling, radiator and stone flagged floor. Coat hooks to wall, wall light points and arch to upper hall with the stairs to first floor.

LOUNGE/DINER
21' 4" x 18' 2" (6.5m x 5.54m)
Heavily timbered and beamed ceiling, with a set of double-glazed French doors to the rear garden and double-glazed window with window seat looking into the front garden. Central stone, feature fireplace with flagged hearth and modern stove and two radiators.

LOUNGE
16' 3" x 14' 1" (4.95m x 4.29m)
Double-glazed window with window seat looking into the front garden. Central slate fireplace and hearth with traditional cast and tiled inset with open grate for a real fire, exposed beams and timbers to ceiling and radiator.

KITCHEN/DINER
14' 1" x 20' 5" (4.29m x 6.22m)
Fitted with a range of base, wall and drawer units with dark granite effect work surface over incorporating one and half bowl sink and drainer with mixer tap. Integrated AEG oven, electric hob with cooker hood over, recess for dishwasher and space for fridge freezer. Exposed feature stonework, wooden lintel to the double glazed window looking into the side garden area and flagged floor. Beams and timbers to ceiling, set of double-glazed French doors opening to rear garden, two radiators, inset lights to ceiling, spotlight track and door to the utility room.

UTILITY ROOM
6' 11" x 10' 6" (2.11m x 3.2m)
Oil-fired Worcester boiler for the heating and hot water systems, plumbing and space for washing machine, platform for dryer and traditional Belfast style sink with brass tap and storage cupboards under. Double-glazed window, wood panelling to walls and door to shower room.

SHOWER ROOM
Fitted with a three-piece suite comprising of WC, wall hung wash hand basin and glazed shower cubicle with fixed rain head shower and tiling to cubicle walls. Chrome ladder style radiator and recess storage shelf.

FIRST FLOOR LANDING
Feature-stained glass window and traditional door with latch handle opening to the landing. Built-in storage cupboard, exposed beam, radiator, two sets of spotlights and built-in airing cupboard.

BEDROOM
16' 5" x 9' 4" (5m x 2.84m)
Double room with low-level double-glazed window and window seat looking to the front garden and neighbours beyond. Radiator and exposed beam.

BEDROOM
12' 4" x 9' 9" (3.76m x 2.97m)
Double room to the front of the property with double-glazed window, feature beam and radiator.

BEDROOM
12' 8" x 9' 1" (3.86m x 2.77m)
Double room with double glazed window, exposed beams and wall timbers and radiator.

BEDROOM
17' 3" x 8' 2" (5.26m x 2.49m)
Further double room with stone chimney breast feature, exposed beam, double glazed window, radiator and access point loft.

BEDROOM
15' 3" x 8' 11" (4.65m x 2.72m)
Two double glazed windows to side looking over surrounding countryside in the distance, exposed timbers to ceiling and radiator.

BATHROOM
Fitted with a four-piece suite comprising glazed shower cubicle with marble effect panelling to walls, bath with mixer tap, WC and wash hand basin with bathroom cabinet above. Panelling and tiling to walls, chrome ladder style towel radiator and further radiator.

STORAGE ROOM
3' 11" x 14' 10" (1.19m x 4.52m)
Two low windows and spotlight to ceiling.

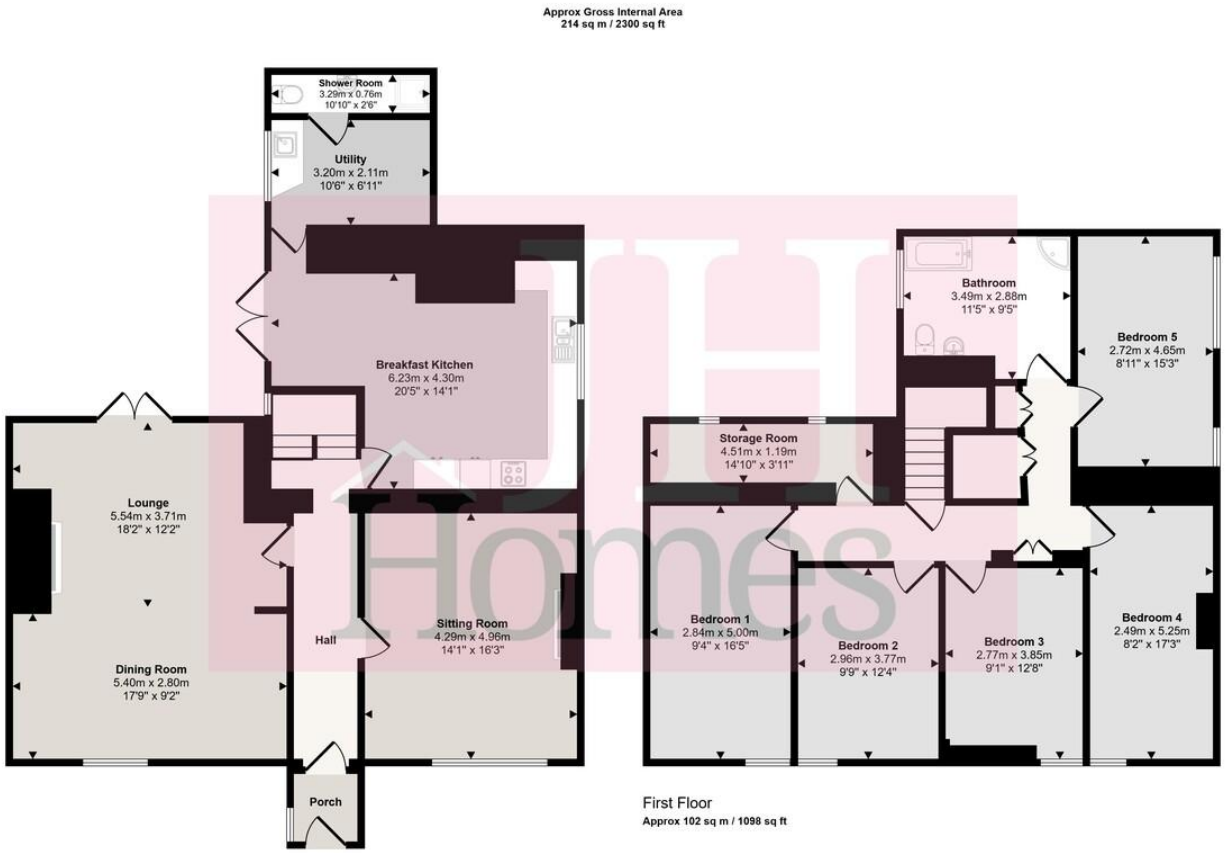
EXTERIOR
To the front of the property is an excellent driveway with a grassed area with further trees, garden storage shed and gated access to the rear garden. A pedestrian access opens to a central flagged path with grassed areas to either side, mature tree shrubs and bushes including a mature Apple tree. To the far side of the stone wall is an additional drive area with modern fencing to the side, this area extends to create a side garden which is grassed and well screened by modern fencing. The rear garden is an attractive feature and is enclosed having a lower slate gravelled seating area with low stone retaining walls with boarders behind and access to paths, grassed areas and a further raised patio area to the corner. At the end of the rear garden is a open fronted store with a platform above which is offers good potential but currently not used.











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.

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GENERAL INFORMATION

TENURE: Freehold

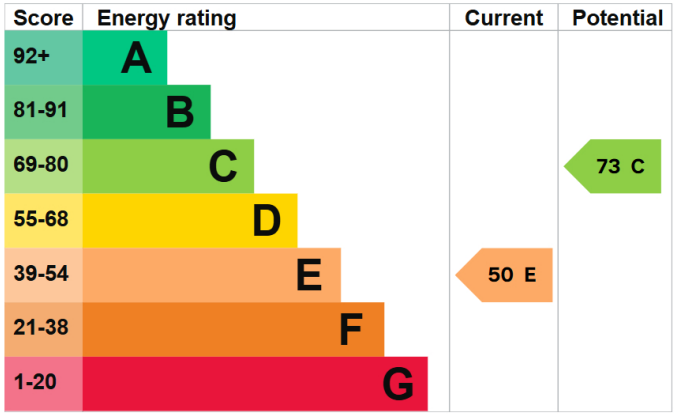
COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains services including electric, water and drainage. Heating is by way of an oil tank and boiler.

DIRECTIONS:

Heading down the Coast Road passing Aldingham continue until reaching Newbiggin and turn Right into the village. Stay on the road passing the farm and the turning to New Close and the property is immediately on the left. It can also be found using the following What3Word reference https://w3w.co/morphing.hotspots.bound



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.