CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



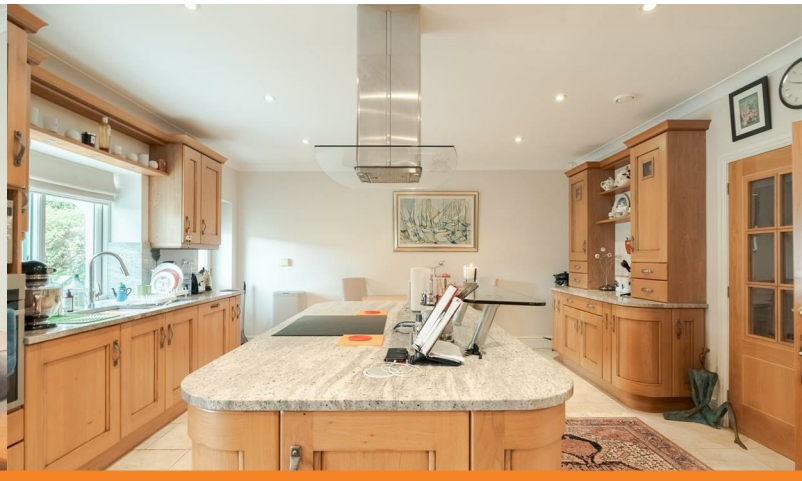
2 The Paddocks

Ulverston, LA12 7SE

Offers In The Region Of £500,000

3 | 2 | 1 | B





14 King Street, Ulverston, Cumbria, LA12 7DZ | 01229 525333 | info@corrieandco.co.uk

2 The Paddocks

Ulverston, LA12 7SE

Offers In The Region Of £500,000







Set within a generous plot on the edge of town, this beautifully presented detached true bungalow offers an exceptional blend of contemporary living, versatile outside space, and a wonderful semi-rural lifestyle. Boasting approximately 1/3 of an acre of adjoining paddock, a substantial garage and outbuilding, and stylish open-plan accommodation, this is a truly unique home that must be viewed to be fully appreciated. Offering space, flexibility, and a lifestyle rarely found, this outstanding bungalow presents a unique opportunity for families, downsizers, or those seeking countryside living without compromising on accessibility. Viewing is highly recommended.

Stepping inside, the entrance hallway provides access to the principal accommodation and sets the tone for the high standard of finish found throughout the home.

The heart of the property is the stunning open plan living, kitchen and dining area, an exceptional space designed with modern living in mind. Beautifully presented and flooded with natural light, this impressive room offers ample space for cooking, dining, and relaxing, making it ideal for both everyday family life and entertaining guests. The contemporary kitchen is fitted with an excellent range of quality units and granite worktop space. Fitted appliances include: induction hobs, electric fan oven, full size dishwasher and under counter fridge. The kitchen seamlessly flows into the dining and living areas to create a sociable and inviting environment. You step back into to the hallway and through to the practical utility room, providing additional storage, space for white goods, and keeping the main living space clutter-free.

The master bedroom is a spacious and tranquil retreat, benefiting from the luxury of a modern en-suite shower room. Two further well proportioned double bedrooms offer versatile accommodation for family members, guests, or those requiring a home office.

Completing the internal accommodation is the stylish family bathroom, fitted with a contemporary suite comprising a bath with over-bath shower, wash hand basin, and WC.

There is also a useful, spacious loft area which has been fully boarded for valuable storage.

Externally, the property continues to impress. The landscaped gardens have been thoughtfully designed to provide attractive spaces for relaxing and entertaining, while the adjoining paddock of approximately one-third of an acre offers a wonderful extension to the grounds. Whether used for keeping animals, recreational purposes, or simply enjoying the open countryside feel, this additional land is a truly special feature and offers endless possibilities.

A particular highlight of the property is the substantial detached outbuilding. Incorporating a large garage, workshop, and multiple store rooms, it offers exceptional versatility and is ideal for those running a business from home, pursuing hobbies, requiring extensive storage, or seeking potential for further use, subject to any necessary consents.

Beautifully finished throughout and offering a unique combination of stylish single storey living, extensive outside space, and superb accommodation, this remarkable home presents an outstanding opportunity to enjoy both comfort and lifestyle in equal measure.

Energy efficient with solar panels and Exhaust Air Heat Pump.

Hallway
19'0" x 3'5" (5.811 x 1.047)

Kitchen-Living Room
26'3" x 15'6" (8.014 x 4.743)

Utility
5'6" x 5'9" (1.687 x 1.753)

Study Area
11'10" x 9'11" (3.629 x 3.026)

Bedroom One
14'5" x 11'4" (4.405 x 3.479)

En Suite (Bedroom One)
7'11" x 3'10" (2.415 x 1.172)

Bedroom Two
11'10" x 10'3" (3.615 x 3.147)

Bedroom Three
12'3" x 8'7" (3.736 x 2.639)

Family Bathroom
8'7" x 5'4" (2.626 x 1.639)

Main Garage
20'10" x 12'6" (6.353 x 3.833)

Rear Garage
12'0" x 9'10" (3.676 x 3.008)

Garage Room One
10'9" x 10'5" (3.295 x 3.183)

Garage Room Two
10'9" x 10'7" (3.294 x 3.226)

Garage Access
21'4" x 5'10" (6.509 x 1.791)



- True Bungalow
- Approx. 1/3 Acre Paddock
- Beautiful Landscaped Garden
- Under-Floor Heating
- Energy Efficient with Solar Panels & Exhaust Air Heat Pump
- Substantial Outbuilding & Ample Off Road Parking
- Feed In Tarrif, Which Covers all Electric Costs to Date
- En Suite to the Master & Utility Room
- Close Proximity to the Town Centre
- Council Tax Band - E









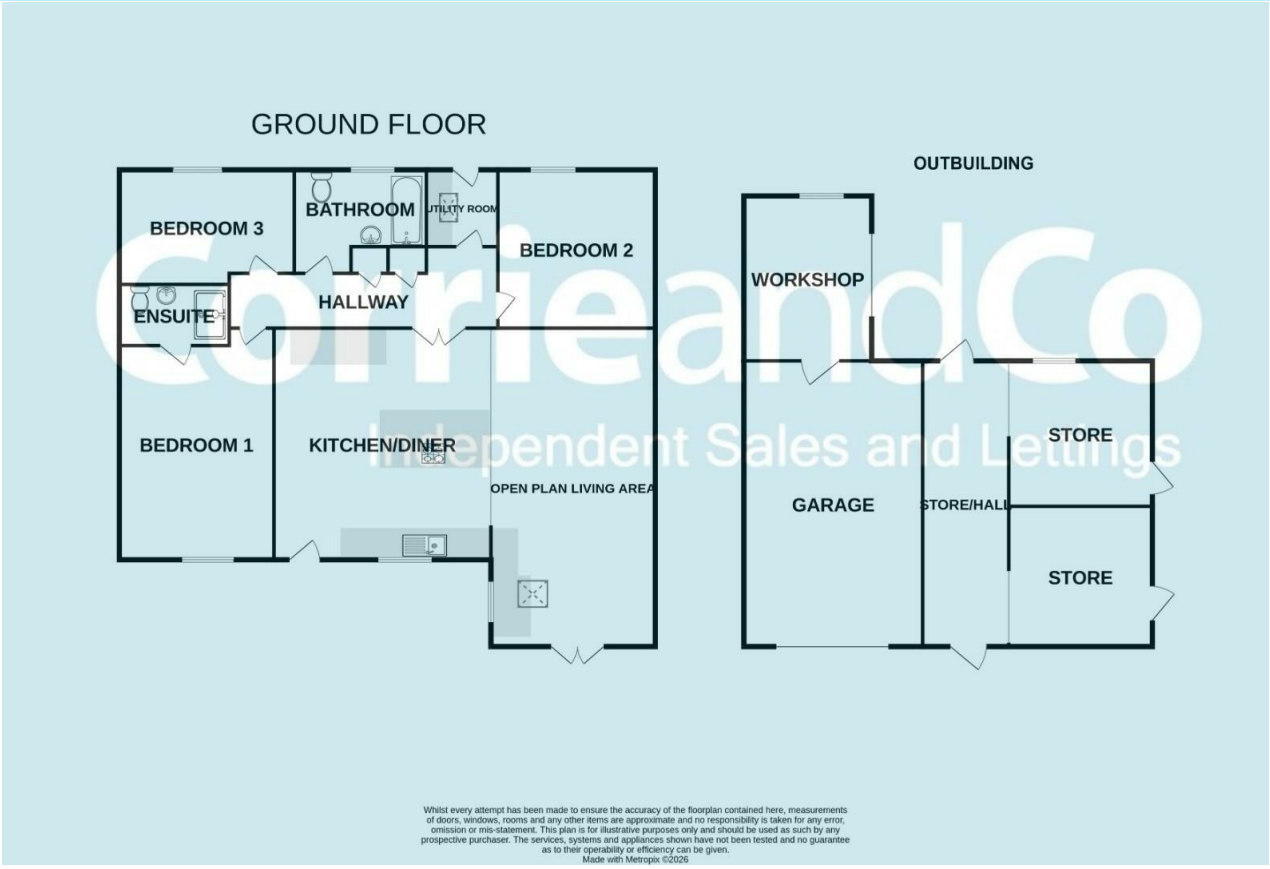
Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

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.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

