

FREEHOLD



CRABTREE HOUSE, MAIN STREET, BAYCLIFF, ULVERSTON, LA12 9RN

£330,000

FEATURES

Traditional Double Fronted Home

Popular Coastal Village Location

Well Presented Throughout

Lovely Open Plan Living/Dining Kitchen

Sitting Room, Utility & WC

Three Good Bedrooms, Main En-Suite

Attractively Presented Bathroom

Oil CH System & UPVC Double Glazing

A Great Home Perfect For A Range Of Buyers

Early Viewing Invited & Recommended



2



2



3



On Road
Parking



Beautiful traditional double fronted village property situated at the heart of the popular coastal village of Baycliff overlooking the green. Offering a delightful and well-presented family suited to a range of buyers, offering accommodation comprising of a vestibule, hall, sitting room, spacious open plan living/dining kitchen, utility and WC, sun porch, three bedrooms with main ensuite and a lovely modern bathroom. The property has a lovely, homely feel complimented with good presentation, uPVC double glazing and oil-fired central heating system. The village of Baycliff has a popular public house/restaurant and offers convenient access to the nearby town of Ulverston as well as Barrow-in-Furness further down the coast road. There is access to the nearby beach and Birkrigg Common a short drive away. This most comfortable home is offered without any forward chain and offers an excellent opportunity with early internal viewing invited and recommended.

The property is accessed through a fabulous, traditional solid front door with brass door knocker and glazed upper panes. Opening into:

ENTRANCE HALL

From the vestibule there is a half-glazed door to the hallway, with a wood grain effect tiled floor which continues through into the adjacent living/dining kitchen. Radiator, stairs to the first floor with pine newel post and handrails, LED pin light to the side and modern wooden internal doors give access to the sitting room and living/dining kitchen.

SITTING ROOM

13' 4" x 11' 1" (4.06m x 3.38m)

A comfortable and cosy room with uPVC double glazed windows to the front and rear, with the front window having plantation style shutters and offering a lovely aspect over the green and the village beyond. There is a lovely traditional fireplace feature with slate hearth, open fire grate and open working fire, with a white painted surround and slate mantelpiece. Complete with light white decor to the walls, ceiling light point and a radiator.

KITCHEN/DINER/LIVING SPACE

12' 3" x 16' 10" (3.73m x 5.13m)

Lovely open plan room with the living area to the front, and uPVC double glazed window with fitted plantation style shutters offering a lovely aspect down the village and the Green to the front. There is a TV bracket to the wall, a radiator and light white decor to the walls and ceiling. There is a divide to the kitchen/dining area which is fitted with a range of base, wall and drawer units with wood block effect worktop over incorporating single drainer bowl and a half sink unit with drainer, mixer tap and splash back tiling positioned in front of the uPVC double glazed window with deeper sill offering a lovely aspect to the village. Electric hob with a metallic splashback, cooker hood above and electric oven below, a built in fridge/freezer, integrated dishwasher, modern column radiator, inset lights to the ceiling and a wood grain effect tiled floor. Pine door to an understairs store, a fully glazed PVC door to the rear porch and a further wooden door to:

UTILITY ROOM & WC

4' 9" x 9' 6" (1.45m x 2.9m)

Plumbing for a washing machine, WC with push button flush, wash hand basin set on a vanity unit

with cupboard under, plus the oil boiler for the heating and hot water systems with a shelf above ideal for a tumble dryer, as well as additional storage shelving.

PORCH

PVC construction set on a low wall with a PVC double glazed door giving access to the outside space/seating area.

FIRST FLOOR LANDING

From the entrance hall the stairs lead to the first floor with a pine newel post and handrail, LED pin lights to the side opening to a spacious landing with glazed banister panels, a radiator and double doors to an airing cupboard. Plus double glazed roof light and white decor to the walls and ceiling.

BEDROOM

10' 3" x 17' 5" (3.12m x 5.31m)

Spacious double bedroom with two uPVC double glazed windows to the front, both with fitted plantation style shutters and offering a lovely aspect to the green and village beyond. Complete with light white decor, an access point to the loft, radiator and a modern wooden door to:

ENSUITE

Fitted with a WC with push button flush, wash hand basin set onto a cupboard with mixer tap and mirror above, glazed shower cubicle and tiling to the walls. Tiled floor, an electric towel radiator, high-level shelf, inset lights to the ceiling and a combined fan and light, making an excellent ensuite facility.

BEDROOM

12' 1" x 9' 10" (3.68m x 3m)

Situated to the side of the property with attractive light décor, radiator and a uPVC double glazed window offering a pleasant view to the village properties beyond.

BEDROOM

12' 7" x 9' 3" (3.84m x 2.82m)

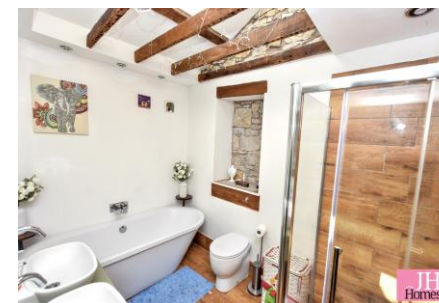
UPVC double glazed window to the front with plantation style shutters offering a lovely aspect to the green, village beyond and with glimpses of the Bay in the distance. Radiator, white decor to the walls and a built-in double wardrobe.

BATHROOM

Bright space with double glazed roof light, plus exposed timbers and stonework creating a lovely feature. Mirror to the wall, twin wash hand basins set on a washstand with drawers under, twin ended bath with wall mounted tap and glazed shower cubicle with a fixed rain head and flexi-spray. Inset lights, chrome ladder style radiator and wood grain effect tiled flooring completes this well-presented family bathroom.

EXTERIOR

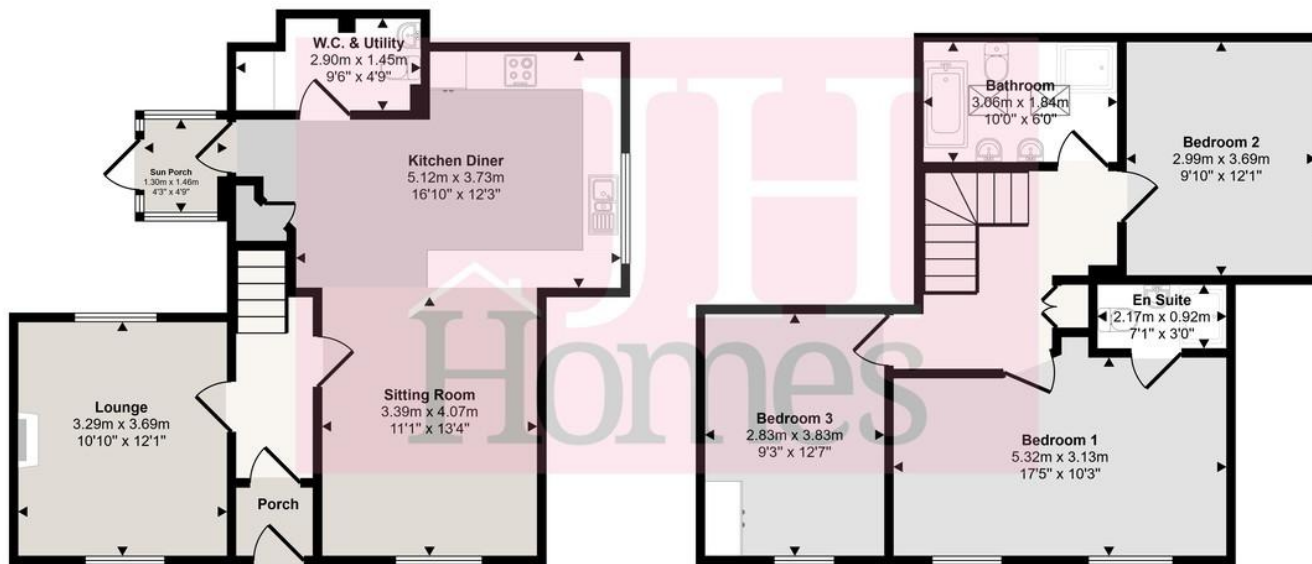
Positioned in the centre of the village with a gated path that leads to the side and to the rear sun porch, offering a compact area of outside seating space with an enclosed oil storage tank. There is also direct access to the village green opposite, the beach, a playground and the surrounding countryside.



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Approx Gross Internal Area
116 sq m / 1245 sq ft



Ground Floor
Approx 59 sq m / 630 sq ft

First Floor
Approx 57 sq m / 615 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.

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, electric, water are all connected, oil central heating

PLEASE NOTE: The neighbouring property, Crabtree Nook, will have a right of access down the side of the property for filling of the oil storage tank etc

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. When you see the green on the left, the property is facing you before the turn left 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/swerving.escalated.amplified>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	41 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.

