

FREEHOLD

HIGHER INGLESIDE BROUGHTON BECK, ULVERSTON, LA12 7PG

£475,000

FEATURES

- Substantial Detached Home
- Popular & Convenient Village Location
- Very Well Presented Throughout
- Magnificent Entrance Hall
- Lounge/Diner & Conservatory
- Lovely Fitted Kitchen With Appliances
- Three/Four Double Bedrooms
- Bathroom Shower Room & Utility
- Excellent Parking, Double Garage & Workshop
- Attractive Well Maintained Gardens

2 | 2 | 4 | Double Garage, Off Road Parking





Well presented and spacious detached family home in the popular hamlet of Broughton Beck, just a short drive from Ulverston. Lovingly maintained by the current owners for many years, the property offers flexible accommodation comprising of porch, entrance hall, lounge/dining room, kitchen, conservatory, three/four double bedrooms depending on your needs, bathroom, shower room and utility room. Complete with oil-fired central heating system, uPVC double glazing, generous off-road parking, detached double garage, attractive and well-maintained gardens, excellent under-house storage and useful workshop/store. Broughton Beck is a charming hamlet surrounded by picturesque countryside while remaining just a few minutes from Ulverston, making this home well suited to a wide range of buyers. Viewing is recommended to fully appreciate all that offer.

Accessed via a flagged path leading from the driveway, through a double-glazed composite door opening into:

PORCH
UPVC double glazed windows, tiled floor and solid wood door with glazed side panel opening to:

ENTRANCE HALL
Spacious, vaulted room with stairs leading to first-floor galleried landing, Karndean flooring, uPVC double glazed window with blind, double radiator and borrowed light window to side. Generous under stairs storage cupboard with light and coat hooks, along with a separate cupboard housing the Ultra Steel HE pressurised hot water cylinder with additional airing space.

LOUNGE
11' 8" x 16' 7" (3.56m x 5.05m)
Positioned to the front of the property with uPVC double glazed windows to front and side with fitted blinds, slate fireplace with grate for a real fire and display area to side. Coving to ceiling, central ceiling light and two double radiators.

DINING ROOM
8' 11" x 10' 6" (2.72m x 3.2m)
French doors open directly into the conservatory, featuring a central ceiling light and providing access through to kitchen

KITCHEN
10' 4" x 9' 11" (3.15m x 3.02m)
Fitted with a modern range of base, wall and drawer units with contrasting pelmet and cornice, under-unit lighting and grey work surface over incorporating stainless steel one and a half bowl sink unit with mixer tap. Integrated appliances include Neff induction hob with extractor hood over, low-level double oven and integrated dishwasher. Space for fridge/freezer, uPVC double glazed window providing a view over the garden and countryside beyond, wooden half-glazed door to porch, double radiator and tile-effect Karndean flooring.

REAR PORCH
UPVC double glazed windows and door leading to steps down to the rear of the property.

CONSERVATORY
15' 7" x 9' 11" (4.75m x 3.02m)
Featuring uPVC double glazed windows to all sides, one with frosted glazing, a double glazed roof with Hillary's electrically operated blinds, Karndean flooring and a uPVC double glazed door leading to a spiral staircase down to garden.

BEDROOM
13' 8" x 8' 9" (4.17m x 2.67m)
Good sized double room on the ground floor with uPVC double glazed window offering views of the garden and surrounding countryside. Wood grain effect laminate flooring and radiator.

BEDROOM/STUDY/RECEPTION ROOM
13' 0" x 10' 11" (3.96m x 3.33m)
Karndean flooring with central design feature, uPVC double glazed window to front with blinds and double radiator.

BATHROOM
Fitted with a three piece suite in sage green, comprising of pedestal wash hand basin with mixer tap, matching soap dish and over sink mirror, panelled bath with mixer tap, shower rail, over bath electric shower and WC. Tiling fully around the bath area and to half of the remaining walls, tile patterned flooring and radiator.

FIRST FLOOR LANDING
Galleried landing overlooking the entrance hall, with feature triangular dormer window and access to two upper bedrooms, shower room and utility room.

BEDROOM
19' 3" x 10' 10" (5.87m x 3.3m)
Well-proportioned double bedroom with a comprehensive range of Sharps fitted bedroom furniture, two radiators, two ceiling lights and door leading to eaves storage. Two uPVC double glazed tilt and turn windows to the side and rear, fitted with blinds, providing lovely views of neighbouring properties and the surrounding countryside.

SHOWER ROOM
Fitted with a white three-piece suite comprising of quadrant shower cubicle with thermostatic shower, pedestal wash hand basin with mixer tap and WC with push-button flush. Fully tiled to walls with fitted bathroom cabinets above the WC and mirror with electric shaver point above the basin. Karndean tile-effect flooring, inset ceiling spotlights, extractor fan and eaves access.



















BEDROOM

19' 1" x 11' 9" (5.82m x 3.58m)

Further excellent sized room with two PVC double glazed windows to side and rear again offering great views over, two radiators, two central lights, door to storage cupboard and further door to walk-in cupboard with electric light and coat hooks.

UTILITY ROOM

9' 11" x 6' 10" (3.02m x 2.08m)

Fitted with a range of modern base units with marble effect work surface incorporating stainless steel single sink and drainer, space and plumbing for washing machine and space for dryer. Radiator and uPVC double glazed tilt and turn window.

EXTERIOR

Driveway to the side of the property, providing generous off-road parking and access to the detached double garage. A path leads to the front porch, where a flagged patio provides a pleasant seating area overlooking the front garden, which features an area of lawn, well-stocked borders and natural stone wall. A pathway to the side of the property leads to the rear garden.

GARAGE

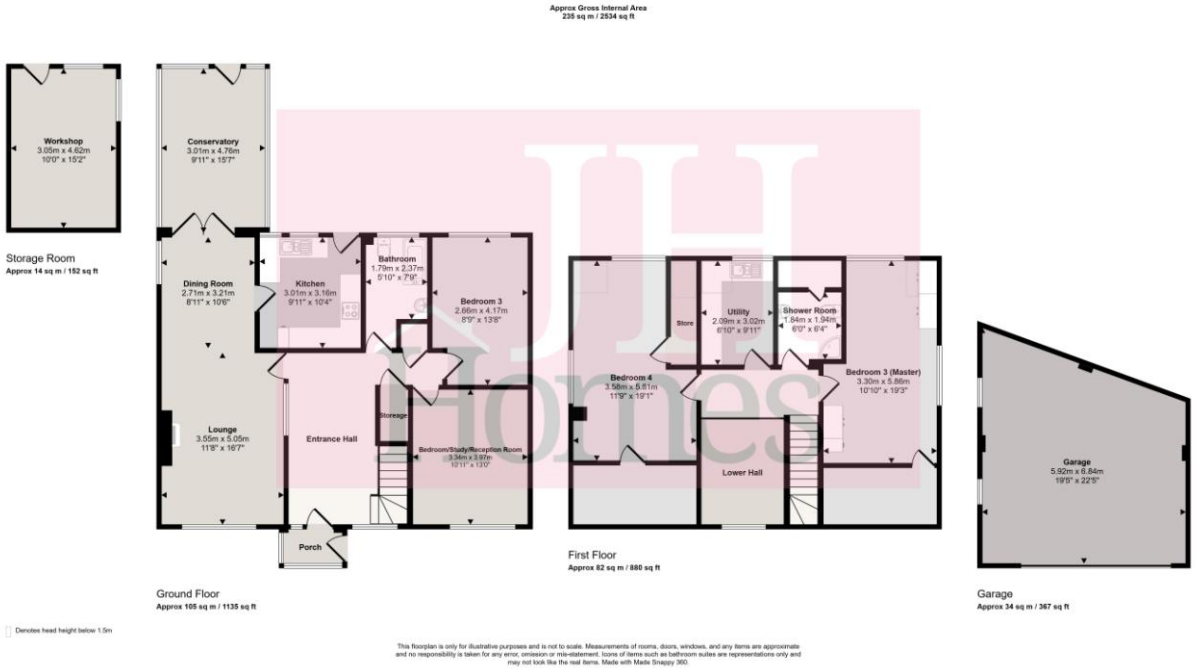
22' 5" x 19' 5" (6.83m x 5.92m)

Glider role electrically operated roller door, traditional block-built construction with tiled roof, two windows to side, electric power, light and water.

WORKSHOP

15' 2" x 10' 0" (4.62m x 3.05m)

Situated under the conservatory with two uPVC windows, electric light and power with a rear platform area with a low door giving access to further crawling space under the house.



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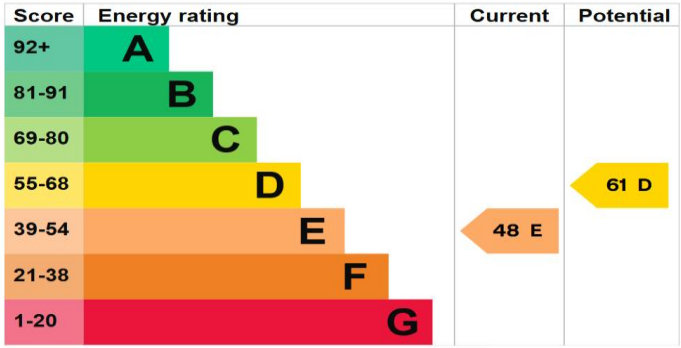
contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: D
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Main Services include water, drainage and electric. Heating is by way of oil tank.

DIRECTIONS:

Leaving Ulverston via Soutergate, head out of the town passing High Flank. After a couple of miles you will reach Broughton Beck and see a red telephone box. Turn right and then immediately left, follow the road and the property is the first on the left after the corner cottage. It can also be found using ''What3Words'' https://w3w.co/banks.event.freshest



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.