

# Bardsea

**£525,000**

Whitwood, Bardsea, Ulverston, LA12 9QL

Positioned within the highly desirable coastal village of Bardsea, Whitwood is an impressive four-bedroom detached residence occupying an elevated setting with breathtaking panoramic views across the coastline, surrounding countryside, and towards Morecambe Bay. Offering a rare opportunity to acquire a home of character and potential in such a picturesque location, the property enjoys mature gardens to the front, side, and rear, beautifully established with an array of plants, shrubs, and patio areas designed to take full advantage of the stunning setting.

## Quick Overview

- Desirable Coastal Village Location
- Four Bed Detached Property
- Fabulous Panoramic Views
- Elevated Position
- Mature Gardens and Patio Area
- Two Reception Rooms
- Large Utility Room
- Off Road Parking
- Garage and Large Workshop
- Ultrafast Broadband Available



4



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2



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Ultrafast  
Broadband



Off Road Parking

Property Reference: ULV1058



Drone photo of plot



Lounge



Dining Room



Kitchen

Approached via a generous driveway providing ample off-road parking, the property also benefits from a detached stone-built garage and workshop/store with a traditional slate roof. This versatile outbuilding offers excellent potential for a variety of uses including a home office, studio, workshop, or additional storage space.

Internally, the property provides spacious and flexible accommodation with excellent scope for modernisation and reconfiguration. A workshop area adjoining the kitchen could easily be transformed into a substantial open-plan kitchen-diner, subject to the installation of an RSJ and the necessary building regulations approval. The kitchen itself is fitted with a range of base and wall units together with an integrated oven and electric hob, whilst enjoying pleasant views over the gardens and surrounding countryside. Leading from the kitchen is a useful larder and pantry area, along with a convenient ground floor WC.

To the front elevation are two generously proportioned reception rooms, both designed to maximise the exceptional outlook through large picture and dual-aspect windows. The first reception room, accessed directly from the kitchen, features a gas fire and enjoys stunning views across Morecambe Bay and the surrounding landscape. The larger second reception room offers a gas-fired stove set upon a decorative slate plinth, creating a warm and welcoming focal point. Subject to the appropriate consents and structural alterations, these two rooms could be combined to create an impressive open-plan living and entertaining space.

A central hallway links the reception areas and provides access to the front entrance together with the staircase rising to the first-floor accommodation.

To the upper floor, Bedroom One is the master bedroom, created as part of an extension to the property. This spacious room enjoys fabulous dual-aspect views and benefits from fitted wardrobes, with ample space to add an en-suite if desired.

The main bathroom comprises a bath with separate electric shower, wash hand basin with built-in cupboards below, and WC. There is also a useful storage/airing cupboard on the landing.

Bedrooms two and three are situated to the front of the property and enjoy views across Morecambe Bay and the surrounding countryside. Both are generous double bedrooms. Bedroom Three is currently used as a home office and could be enlarged further by removing the fitted wardrobes. Owing to the room's position within the property, there is also potential to install an additional window, subject to any necessary permissions, to take even greater advantage of the stunning bay and countryside views.

Bedroom Four is located to the rear of the property. Although currently presented as a single room, it is a comfortable double bedroom.

Whitwood enjoys an enviable location within easy reach of nearby beaches and coastal walks, making it ideal for those seeking an active outdoor lifestyle. The property is also conveniently situated for access to the market town of Ulverston, which offers a range of shops, cafes, restaurants, schooling, and rail connections, including links along the Cumbrian Coast and onwards to major transport networks. The area is also well served by nearby golf facilities, including the highly regarded Ulverston Golf Club.

The property represents a superb opportunity for purchasers seeking a spacious and characterful coastal home in an exceptional setting offering charm, versatility, and tremendous potential to create a truly outstanding family residence.

#### Accommodation with approx. dimensions

- Hallway 3' 4" x 9' 6" (1.02m x 2.91m)
- Dining Room 10' 0" x 12' 10" (3.06m x 3.92m)
- Living Room 10' 11" x 18' 6" (3.34m x 5.64m)
- Kitchen 11' 3" x 8' 11" (3.45m x 2.74m)
- WC 6' 5" x 3' 4" (1.96m x 1.03m)
- Utility Room 14' 10" x 12' 1" (4.53m x 3.7m)
- Landing 5' 8" x 8' 3" (1.75m x 2.53m)
- Master Bedroom 14' 11" x 13' 10" (4.57m x 4.23m)
- Bedroom 2 13' 5" x 9' 6" (4.10m x 2.9m)
- Bedroom 3 10' 5" x 8' 7" (3.18m x 2.63m)
- Office/ Bedroom 4 9' 5" x 13' 4" (2.88m x 4.08m)
- Bathroom 8' 9" x 8' 7" (2.68m x 2.64m)

**Services** Mains gas, water and electricity.

**Council Tax** Band F

**Tenure** Freehold (Vacant possession upon completion).

**Viewings** Strictly by appointment with Hackney & Leigh.

**Energy Performance Certificate** TBC

**Material Information** Double glazing throughout, with the exception of the pantry.

**Anti Money Laundering** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Master Bedroom



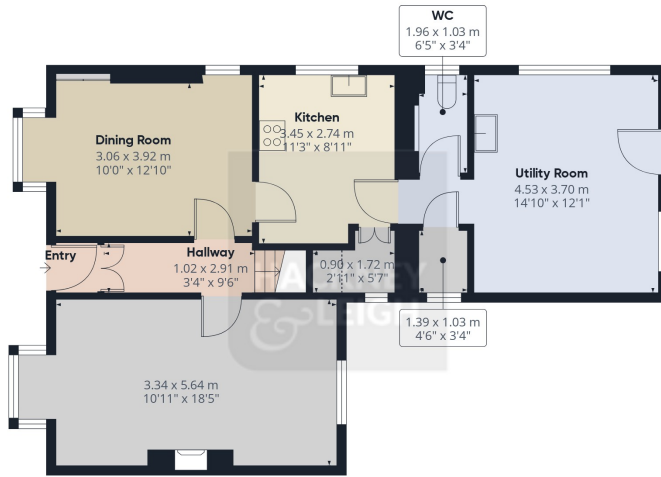
Bedroom Two



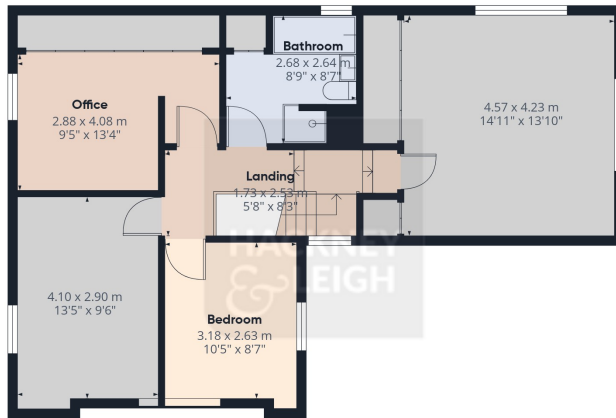
Main Bathroom



House and garden to front



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

138.5 m<sup>2</sup>  
1490 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>  
5 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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