

FREEHOLD



# 37 RAMPSIDE, BARROW-IN-FURNESS, LA13 0PY

## £425,000

### FEATURES

- Impressive Detached Family Home
- Balcony With Stunning Views Over Morecambe Bay
- Set On Ample Sized Plot
- Hallway, Cloaks/WC & Sitting Room
- Sun Room, Kitchen & Integral Garage
- Lounge With Wood Burner & Balcony
- Three Bedrooms & Bathroom
- Off-Road Parking & Rear Garden
- Must Be Viewed To Be Fully Appreciated
- Suitable For A Variety Of Buyers



Garage,  
Off Road  
Parking



Set within a highly desirable coastal village, this impressive three double-bedroom detached home offers a rare opportunity to enjoy tranquil surroundings while remaining within easy reach of the popular market town of Ulverston and the amenities of Barrow-in-Furness. Occupying a generous plot, the property boasts excellent kerb appeal, a private driveway, and a substantial rear garden-perfect for family living and outdoor enjoyment. To the front, the home enjoys breathtaking, uninterrupted views across Morecambe Bay, best appreciated from the elevated balcony accessed via the lounge, an exceptional space to relax and take in the coastal scenery. The accommodation is spacious and versatile, arranged over two floors to suit a variety of lifestyles, including family living, multi-generational use, or those seeking a peaceful coastal retreat. The ground floor comprises of a welcoming entrance hallway, a cloakroom/WC, and a comfortable sitting room which flows seamlessly into both the kitchen and a bright sun room, creating an ideal space for everyday living and entertaining. A ground floor bedroom adds flexibility, alongside access to the integral garage providing excellent storage or further potential. To the first floor, the standout lounge features an impressive multi-fuel burner with feature surround, along with double doors opening onto the balcony, perfectly framing the spectacular coastal views. Two further well-proportioned bedrooms and a luxury bathroom complete the upper level. The property benefits from a gas central heating system and uPVC double glazing throughout, ensuring comfort and efficiency. Offering a unique combination of space, location and outstanding views, this exceptional home presents a rare opportunity not to be missed. Early viewing is highly recommended.

Accessed through a PVC door into:

#### **ENTRANCE HALLWAY**

Entrance door, understairs storage, stairs to first floor and access to bedroom and cloaks/WC. Door to:

#### **SITTING ROOM**

*11' 10" x 11' 3" (3.61m x 3.43m)*

A superb light-filled living space with contemporary décor. Open to the kitchen and open to:

#### **SUN ROOM**

*9' 6" x 22' 6" (2.9m x 6.86m)*

Double glazed windows to the rear garden, multifuel burner and space for a dining table if required. Door to:

#### **KITCHEN**

*11' 10" x 10' 7" (3.61m x 3.23m)*

Well-appointed with a range of base units in a high gloss white with wooden worktops, chrome handles and splashback tiling. One and a half bowl sink, space for a fridge and window to the sun room. Sliding door to:

#### **PANTRY**

*3' 3" x 7' 7" (0.99m x 2.31m)*

Double glazed window to side plus shelving space.

#### **BEDROOM**

*13' 11" x 9' 6" (4.24m x 2.9m)*

Radiator and double glazed window to the front.

#### **GARAGE**

*20' 3" x 9' 7" (6.17m x 2.92m)*

Up'n'over door, plumbing for a washing machine and wall mounted combination boiler for the heating and hot water systems.

## FIRST FLOOR LANDING

Spacious landing with double glazed window to the side, storage cupboard and access to two further bedrooms, lounge and bathroom.

## LOUNGE

*15' 0" x 19' 5" (4.57m x 5.92m)*

Closed room heater with slate plinth and wooden mantle, radiator and PVC French style double glazed double doors with matching side panels to:

## BALCONY

*19' 4" x 4' 8" (5.91m x 1.43m)*

Provides stunning views of Morecambe Bay.

## BEDROOM

*11' 10" x 11' 2" (3.61m x 3.4m)*

Comfortable double bedroom enjoying open countryside views to the rear, with built in wardrobes and a radiator.





JH HOMES | 2 NEW MARKET STREET, ULVERSTON, CUMBRIA, LA12 7LN





### **BEDROOM**

*11' 10" x 10' 8" (3.61m x 3.25m)*

Built in wardrobes, radiator and double glazed window to rear.

### **BATHROOM**

Modern three-piece suite comprising of a WC, wash hand basin and P-Shaped bath with shower above, plus tiling to walls and double glazed window to the side.

### **GARDENS**

Off-road parking space to front with access to garage and side aspect access to entrance door and rear garden. The enclosed rear garden enjoys attractive open countryside views and is mainly laid to lawn with established planting, trees, patio and seating areas.



Call us on  
**01229 445004**

[contact@jhhomes.net](mailto:contact@jhhomes.net)  
[www.jhhomes.net/properties](http://www.jhhomes.net/properties)



Total area: approx. 164.3 sq. metres (1768.3 sq. feet)

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: E  
 LOCAL AUTHORITY: Westmorland and Furness Council  
 SERVICES: Mains drainage, gas, electric, water are all connected

**DIRECTIONS:**

Proceeding out of Ulverston along the Coast Road, continue past Bardsea, Baycliff and then Aldingham, heading past Newbiggin towards Rampside. Turn left at the roundabout into Rampside and after the Clarkes Arms, the property is on your right-hand side.

It can also be found by using the following "What Three Words": <https://w3w.co/useful.mercy.sparks>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	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.

