



## Heather Lea, Bardsea

**£335,000**

Heather Lea, Coast Road, Bardsea, Nr Ulverston, Cumbria, LA12 9RB

Heather Lea is situated along the Coast Road on the edge of the highly desirable village of Bardsea. This spacious, detached bungalow has a lounge, kitchen/diner two double bedrooms, bathroom and separate shower room, plus a delightful sun porch from which to admire the breathtaking panoramic views across Morecambe Bay. Heather Lea has open countryside and mature, peaceful gardens to the rear. Viewing is highly recommended!

### Quick Overview

Stunning coastal location with views to  
Morecambe Bay

Spacious detached bungalow

Two double bedrooms

Bathroom and shower room

Versatile property

Private gradens

Views to open countryside

Garage and driveway parking

No chain

Ultra-fast Broadband available



2



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Ultra fast  
Broadband  
Available



Garage and  
Driveway parking

Property Reference: ULV1035



Kitchen Diner



Lounge



Living Room



Living Room

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Perfectly positioned, the property offers peaceful coastal living while remaining just a short drive from the vibrant market town of Ulverston, renowned for its independent shops, cafés, pubs and restaurants. For golf enthusiasts, Ulverston Golf Club is moments away.

Step inside through the welcoming entrance hallway, setting the tone for the well-planned and generously proportioned interior.

The impressive lounge is a standout feature of the home - a superbly sized living space ideal for relaxing or entertaining, bathed in natural light and enjoying pleasant outlooks.

A living room provides excellent flexibility and can be used as a formal dining room or a third bedroom, adapting easily to suit your lifestyle needs, this delightful room has patio doors which lead out on to the large garden. The property has two bathrooms for added comfort and convenience.

The fitted kitchen offers ample storage and workspace, complemented by a practical utility area for added convenience. A delightful sun porch provides the perfect spot to unwind with a morning coffee while overlooking the gardens - seamlessly blending indoor and outdoor living.

The rear garden is a true highlight - an excellent, tranquil space that has been thoughtfully designed and is well stocked with mature trees, shrubs, and bushes, it provides a private and peaceful retreat ideal for the enthusiastic gardener.

A flagged seating area sits in front of a charming summer house, complete with a water feature and colorful borders. The central lawn is framed by established planting, creating structure and year-round interest.

Beyond, a lower garden area reveals an orchard with fruit trees, additional lawn space, and seating areas overlooking the surrounding countryside and stream - a picturesque setting perfect for relaxing or entertaining.

The property benefits from being fully double glazed throughout. The loft space is insulated and boarded offering great storage plus potential for development.

A gate provides access to the side of the property.

Offered with vacant possession and no upper chain, this well-presented home provides flexible accommodation, generous gardens and superb lifestyle appeal.



Heather Lea View



Garden



Sun Porch



Bedroom One



Bedroom Two



Garden

**Location** Bardsea is a small, well located coastal village 2 miles south of the pretty market town of Ulverston on the northern coast of Morecambe Bay. This charming, highly regarded village has a choice of 2 Public Houses, attractive Church and a thriving Village Hall, once the Malt Kiln. Fantastic walks from Heather Lea are just one of the excellent pluses, literally a hop skip and a jump away from Bardsea Beach and a slightly longer walk in the other direction is the wonderful Birkrigg Common with prehistoric stone circle and wonderful views.

The closest town of Ulverston with its pretty cobbled streets, indoor and outdoor market is within walking distance at 2 miles and has a wide range of amenities including Schools, Doctors Surgeries, Railway Station, Post Office, Shops, Public Houses, Art Deco Cinema and Restaurants to name a few. The beautiful Manjushri Centre at Conishead Priory is even closer.

#### **Accommodation (with approximate dimensions)**

**Sun Porch** 8' 04" x 4' 4" (2.54m x 1.32m)

**Hall**

**Lounge** 16' 04" x 14' 8" (4.98m x 4.47m)

**Kitchen/Diner** 10' 5" x 11' 8" (3.18m x 3.56m)

**Side Hall**

**Lobby**

**Living Room** 13' 8" x 10' 6" (4.17m x 3.2m)

**Bedroom One** 12' 0" x 10' 3" (3.66m x 3.12m)

**Bedroom Two** 11' x 9' 1" (3.35m x 2.77m)

**Bathroom**

**Shower Room**

**Garage** 18' 5" x 9' 8" (5.61m x 2.95m)

#### **Property Information**

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

**Services** The property is connected to mains gas, electricity and water. We are advised that drainage is by way of a septic tank. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

**Broadband** Ultra - fast Broadband Available.

**Mobile Services** EE, O2, Three and Vodafone variable coverage.

**Council Tax Band** Westmorland District Council Band D.

**Energy Performance Certificate** The full Energy Performance



Heather Lea



Garden



Heather Lea



Heather Lea View



Heather Lea

Certificate is available on our website and also at any of our offices.

**Anti-Money Laundering Regulations (AML).** 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).

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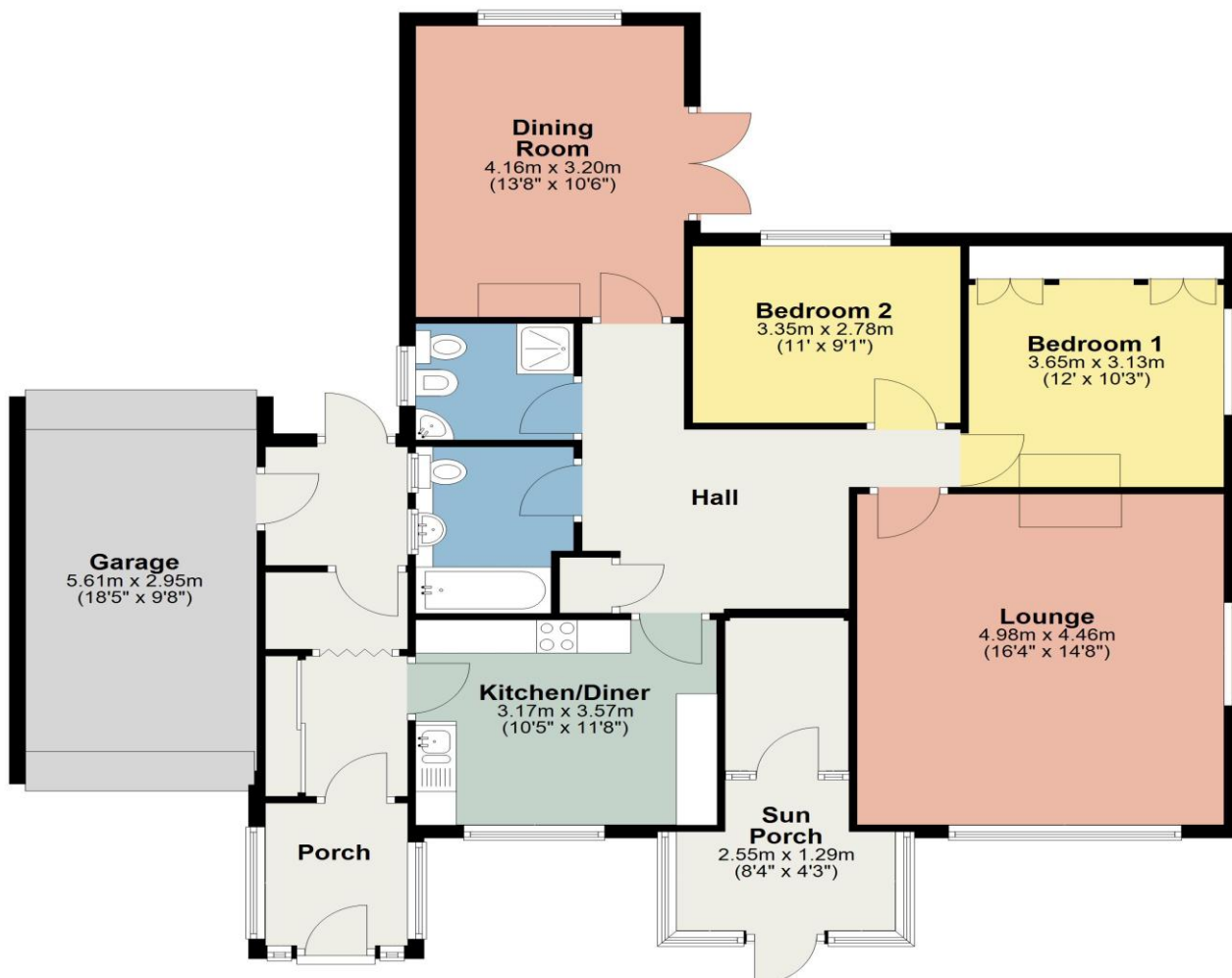


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## Ground Floor

Approx. 131.6 sq. metres (1416.8 sq. feet)



Total area: approx. 131.6 sq. metres (1416.8 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:  
Plan produced using PlanUp.

### Heather Lea, Bardsea, Ulverston

**Directions** Heading in to Ulverston on the A590 past the Shell petrol station on our right, continue to the traffic lights and take a left hand turn towards Bardsea, following the A5087 along the coast road for 4 miles. Heather Lea is located just after Chill & Grill Ice Cream Cafe and before the Old Mill pub.

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

**What3words** ///hound.rescuer.sweeper

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