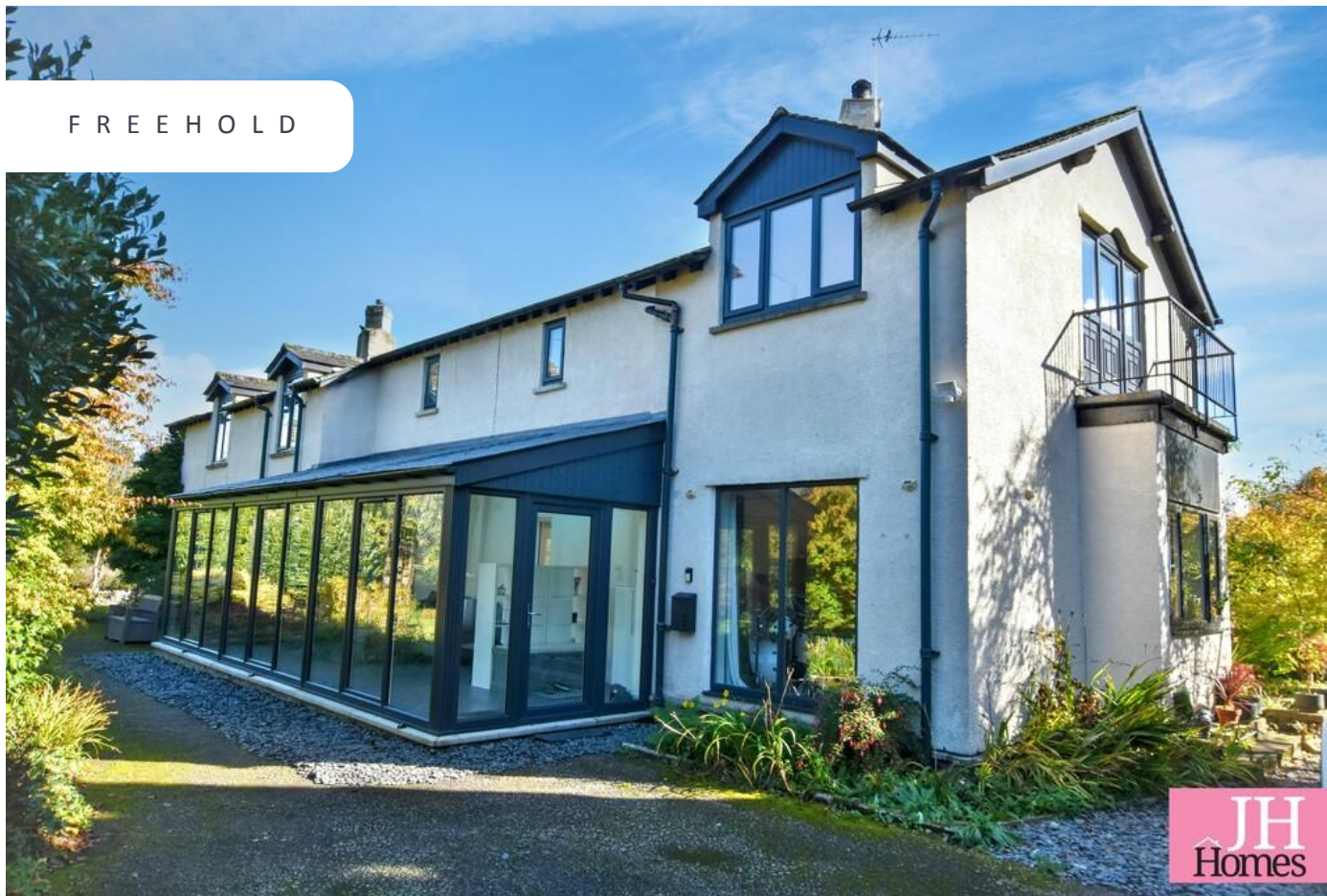


FREEHOLD



ORCHARD STREAM, BARDSEA, ULVERSTON, LA12 9QY

£895,000

FEATURES

Stunning Detached Family Home

Lovely Hamlet Location
Close In Coastal Village

Very Spacious Beautifully
Presented Home

Three Reception Rooms

Fabulous Kitchen
Diner/Family Room

Master Suite With
Dressing Area & En-
suite

Six Double Bedrooms

Shower Room & Family
Four Piece Bathroom

Mature Gardens &
Excellent Parking

Double Garage &
Outbuildings



Double
Garage,
Off Road
Parking



Rarely do properties of the size and quality come to the market, offering a stunning family home that has been carefully modernised and extended over recent years to provide a most substantial and versatile property of excellent proportions, set on a generous plot with mature gardens, excellent parking and detached double garage. Very spacious and versatile accommodation with up to six bedrooms including an excellent master suite with ensuite, stylish bathroom, ground floor shower room and three generous reception rooms as well as a magnificent kitchen/diner/family room with stylish modern units and appliances. Superb standard of presentation the property will not disappoint and will only be fully appreciated upon inspection. All in all this is a quality home in an excellent location within a small cluster of properties to the outskirts of the popular coastal village of Bardsea to the outskirts of Ulverston with access to the beach and open countryside.

Accessed by way of a gated drive to a PVC door with glazed inserts opening into:

CONSERVATORY/PORCH

29' 11" x 10' 3" (9.12m x 3.12m)

UPVC double glazed windows to front and sides with double glazed glass panels within the ceiling with inset lights. Fully glazed door & matching side windows open to:

ENTRANCE HALL

8' 10" x 16' 4" (2.71m x 5.00m)

Impressive room with modern Oak staircase with glass banister rails to first floor with under stairs storage. Tiled floor, radiator and doors to lounge, kitchen/diner/family room, shower room and a secondary reception room.

LOUNGE

19' 11" x 16' 6" (6.08m x 5.03m)

PVC double glazed door and side windows accessing and overlooking the rear garden, recessed modern woodburning stove with slate hearth, radiator, further double-glazed window to conservatory and double doors with glazed panels to a music room.

MUSIC ROOM

9' 7" x 17' 10" (2.92m x 5.44m)

Light room with uPVC double glazed bay window to side, full-length double-glazed window to front and row of double glazed small square windows to the gable. Radiator and inset lights to ceiling.

SECONDARY RECEPTION ROOM

23' 11" x 8' 5" (7.30m x 2.57 m)

Tiling to floor, three uPVC double glazed windows looking towards the front garden, feature electric fire

and modern column radiator. Door to rear porch and utility with further door to kitchenette.

KITCHENETTE

5' 2" x 8' 3" (1.59m x 2.54m)

Fitted with base cupboards with a white high gloss decor panel, a grey work surface, radiator a double-glazed window and low-level storage cupboard with meter.

REAR PORCH

Tiling to floor, PVC door to side garden with glazed inserts, meter cupboard with circuit breaker control point, access to utility room and storeroom.

STORE

9' 8" x 4' 1" (2.96m x 1.25m) widening to 2.16

Fitted with a range of base & wall cupboards with pattern work surface over and uPVC double glazed window.

UTILITY ROOM

8' 11" x 4' 5" (2.72m x 1.35m)

Pedestal wash hand basin with mixer tap, boiler for the central heating and hot water systems. Area of work surface with storage under, space and plumbing for washing machine and space for dryer. Tiling to floor and uPVC double glazed window.

SHOWER ROOM

10' 11" x 8' 11" (3.33m x 2.72m)

Three-piece suite comprising of glazed walk-in shower cubicle with mixer tap, flexi-spray and fixed head, wash hand basin with mixer tap set to vanity unit with drawers under and WC with push button flush. Modern radiator, storage cupboard to wall, electric mirror, full tiling to walls and floor. UPVC double glazed pattern glass window and inset lights to ceiling.

KITCHEN/DINER/FAMILY ROOM

16' 4" x 23' 8" (4.98m x 7.21m)

Stunning room with vaulted ceiling, tiled floor with underfloor heating, two radiators, six Velux double glazed roof lights and a set of PVC double glazed bifold doors with windows to the side, overlooking the garden with a further double glazed window to the far side looking beyond the garden up towards the village and church tower. Fitted with a comprehensive range of modern base, wall and drawer units with grey quartz style work surface over incorporating island, breakfast bar area and inset one and a half bowl stainless-steel bowl sink with grooved drainer and boiling water tap. Integrated oven, induction hob with cooker hood over, microwave, larder style fridge/freezer and dishwasher.

HALL

Radiator, uPVC window and doors to two bedrooms and WC.

WC

Two piece suite comprising of modern WC with push button flush and wash hand basin. Tiled floor, mirror fronted bathroom cabinet, uPVC double glazed pattern glass window and chrome ladder style towel radiator.

BEDROOM

13' 2" x 11' 6" (4.01m x 3.51m)

UPVC double glazed windows to rear and side and modern column radiator.

BEDROOM/STUDY

9' 3" x 11' 6" (2.82m x 3.51m)

UPVC double glazed window to rear and radiator.

FIRST FLOOR LANDING

Two uPVC double glazed windows, modern radiators, wall light points and access to four bedrooms, bathroom, useful shelved airing cupboard and additional storage room.

STORE

7' 6" x 3' 10" (2.29m x 1.17m)

Radiator and double glazed window.

MASTER BEDROOM

28' 8" x 19' 6" (8.76m x 5.95m) widest points

Spacious 'L'-shaped room with initial dressing area.

Dressing Area

UPVC double glazed window to side, radiator and a fabulous aspect of the garden and neighbouring properties and woodland beyond. Door to ensuite and open access to bedroom.

Bedroom Area

Set of PVC double glazed doors to balcony offering a beautiful view over the surrounding countryside and up towards the village and church spire, further feature double glazed window to front and to side and modern radiator.

ENSUITE

5' 7" x 8' 6" (1.7m x 2.59m)

Modern three-piece suite in white comprising of glazed walk-in shower cubicle with fixed rain head shower and flexi-track spray, wash hand basin with mixer tap set to vanity unit with drawers under and mirror fronted cabinet above. Tiling to walls and ceiling light point.

BATHROOM

10' 4" x 8' 0" (3.16m x 2.45 m)

Modern four piece suite comprising of oval bath with freestanding mixer tap and shower attachment, WC with pushbutton flush, glazed walk-in cubicle with tiling to walls, fixed rain head shower and flexi-spray and wash hand basin with mixer tap, cabinet above and drawer unit below. Storage cupboard to the wall, two uPVC double glazed windows, modern column radiator and fully tiled to floor and walls.







BEDROOM

10' 8" x 19' 9" (3.25m x 6.02m)

Double room with uPVC double glazed window to front and PVC door with matching side windows to side opening to a balcony overlooking the garden. Two radiators and access point to loft.

BEDROOM

9' 3" x 12' 2" (2.84m x 3.71m)

Double bedroom with radiator and uPVC double glazed window to side.

BEDROOM

10' 4" x 12' 1" (3.15m x 3.68m)

Further double room with uPVC double glazed window offering a lovely aspect over woodland and radiator.

EXTERIOR

Accessed through a gateway to the driveway which offers ample off-road parking and access to a detached double garage. The beautiful, mature gardens wrap around the property with excellent sized front lawned garden area with mature borders, trees, shrubs and bushes. Front flagged pathway and patio with access to a side garden which has open aspects and access to the rear. To the rear is a substantial patio accessed from the kitchen and lounge with mature shrubbery. This then leads to a further rear garden areas laid mainly to grass with mature tree, shrubs and bushes with access back to the garage. Just outside the gate there is also an additional private parking area belonging to the property.

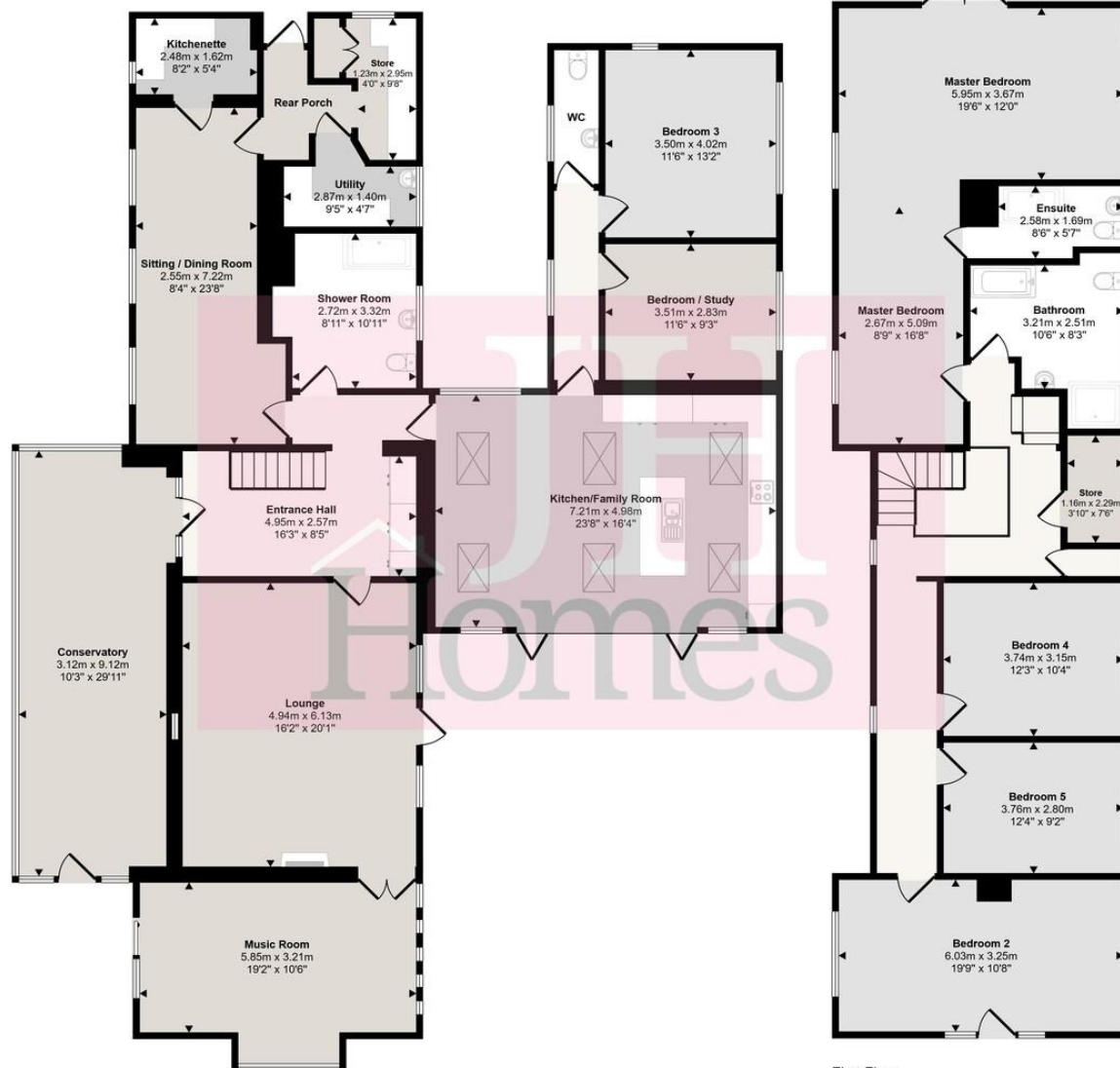
GARAGE

20' 1" x 20' 0" (6.12m x 6.1m)

Double garage with electric roller door, windows to rear and access to a loft area.



Approx Gross Internal Area
349 sq m / 3753 sq ft



Ground Floor
Approx 224 sq m / 2415 sq ft

First Floor
Approx 124 sq m / 1338 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.

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: G

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains Gas, Electric and water. Drainage is by way of a septic tank. Please ask the office for further information if required.

DIRECTIONS:

Entering Bardsea from the Coast Road continue with the Golf Club on your Left and after the Ship Inn at the centre of the village turn right and pass the Malt Kiln then at the junction turn left sign posted Well House with the property being the first property on your left. It can also be found by using the following What3Words reference <https://w3w.co/flamenco.pelt.butchers>

EPC TO FOLLOW

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.

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