

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## Lynmaris

Ulverston, LA12 0RE

Offers In The Region Of £711,000



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# Lynmaris

Ulverston, LA12 0RE

## Offers In The Region Of £711,000



*We are delighted to present to you this exquisite, Seaside property with Tropical Gardens near Ulverston. Nestled just a stone's throw away from Morecambe Bay & Lake District National Park, this home's prime location offers unparalleled coastal and Bay views, with the beach on the door step, inviting you to bask in the beauty of seaside living. The house itself is a testament to luxury and thoughtful design, featuring a stunning tropical landscaped garden. The spacious patio area is a highlight, boasting breathtaking views that provide the perfect backdrop for relaxation or hosting. Inside, the home continues to impress with its elegant interiors and abundant natural light. Each room is crafted to maximize the scenic vistas, ensuring the coastal charm is an ever-present aspect of daily life. This is more than a home; it's a lifestyle offering that promises peace and privacy.*

The property boasts ample off-road parking with convenient access to the garage. The landscaped front garden enhances the home's curb appeal and provides stunning coastal views. Step into the spacious entrance hall, which serves as the central hub of the home. To the right of the entrance hall, you will find the master bedroom which features dual aspect windows, filling the room with natural light, and an open-plan dressing room, adding a touch of luxury and ample storage space. There is also the three piece family bathroom and another useful store. To the left of the entrance hall, you'll find the impressive open-plan living area, kitchen, and dining room. The kitchen is fitted with high-quality base and wall units, providing ample storage and a stylish look. An island unit adds functionality and extra workspace. There is also a useful utility room, offering additional storage and convenience.

The first floor comprises two further double bedrooms, each designed for comfort and style. One has a useful walk-in wardrobe and they each have their own en suite bathrooms, providing privacy and convenience. The landing is currently being utilised as a versatile gym/hobby area, perfect for fitness enthusiasts.

The stunning landscaped rear garden is a true highlight of the property, with lush lawns, inviting patios, and mature trees. This space offers plenty of room for entertaining, outdoor seating, and enjoying the beautiful surroundings. The garden also provides open countryside and field views, creating a serene and picturesque setting for relaxation and outdoor activities.

### Entrance Hall

12'2" x 11'10" (3.729 x 3.615)

### Living Room

21'4" x 11'1" (6.524 x 3.392)

### Dining Room

16'0" x 15'9" (4.893 x 4.818)

### Kitchen-Breakfast Area

24'1" x 9'3" (7.359 x 2.822)

### Utility

3'11" x 3'11" (1.200 x 1.200)

### Bedroom One (Ground Floor)

16'0" x 15'2" (4.891 x 4.627)

### Wardrobe Room

10'11" x 9'10" (3.329 x 3.009)

### Family Bathroom (Ground Floor)

7'4" x 7'2" (2.236 x 2.191)

### Store

7'3" x 2'5" (2.215 x 0.750)

### Gym/Family Room

16'2" x 11'4" (4.932 x 3.470)

### Bedroom Two

15'11" x 11'9" (4.861 x 3.586)

### En Suite (Bedroom Two)

9'1" x 6'0" (2.785 x 1.835)

### Bedroom Three

11'10" x 11'10" (3.609 x 3.610)

### En Suite (Bedroom Three)

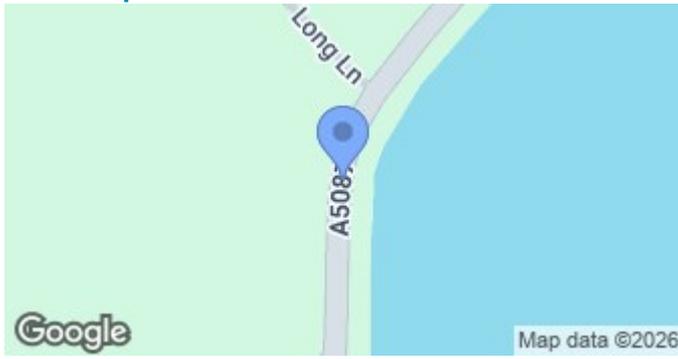
9'2" x 4'1" (2.817 x 1.249)



- Stunning Family Home
- Ample Off Road Parking
- Coastal Position & Views
- Two En Suite Shower Rooms
- Open Fields/Countryside to the Rear
- Landscaped Front & Rear Gardens
  - Double Garage
  - Modern Open Plan Living
  - Dressing Room to the Master
  - Council Tax Band - F



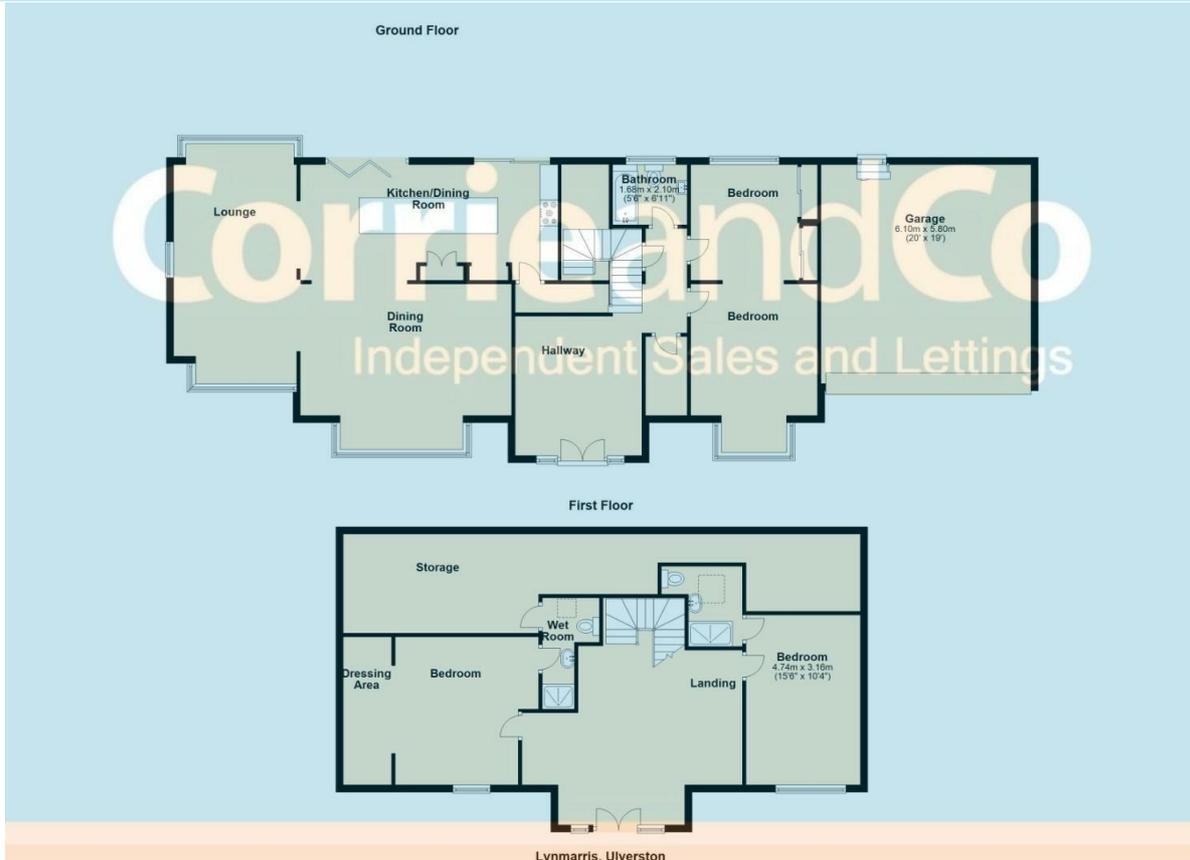
## Road Map



## Terrain Map



## Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

