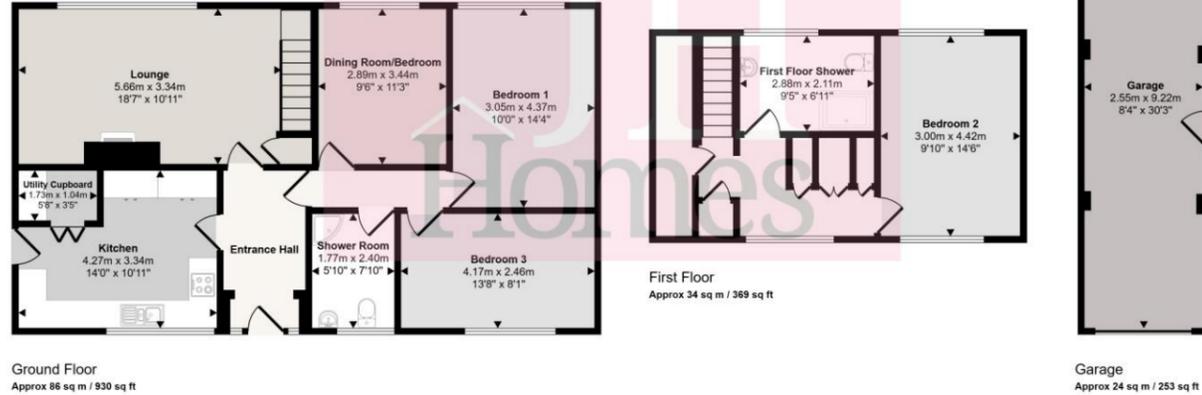


Approx Gross Internal Area  
144 sq m / 1552 sq ft



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.

**JH Homes** **£525,000**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



2     
 3     
 2     
 GARAGE & PARKING

**Estate Agency Act 1979**  
 These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



**Brigadoon, Canal Foot,  
 Ulverston, LA12 9EN**

For more information call **01229 445004**

2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN  
 www.jhhomes.net or contact@jhhomes.net

Substantial detached property set in this fabulous, picturesque location overlooking the Crake Estuary and beautiful surrounding countryside. Offering a spacious and versatile three/four bedroom home on a generous plot with attractive gardens, good off-road parking and detached garage. Comprising of entrance hall, lounge, kitchen, dining room/bedroom, two ground floor bedrooms and shower room and to the first-floor a further bedroom, shower room and loft area. Complete with gas fired central heating system, PVC double glazing and a good standard of presentation and decor order throughout. Early viewing is both invited and recommended to appreciate this excellent home. Canal Foot is a lovely location to the outskirts of Ulverston and offers a peaceful and relaxing area with the town a few minutes' drive away. In all a superb quality home that will not disappoint.

DIRECTIONS

From our office proceed onto Queen Street to the traffic lights on the A590. Take a left hand turn as though heading out of town, continue on the road through three sets of traffic lights then turn right onto North Lonsdale Road where the auction mart is on your left. Proceed down this road until you approach a roundabout keeping left to head towards Canal Foot. Continue over the lock bridge and the property can be found fourth on the left.

The property can be found by using the following "What Three Words" <https://w3w.co/hurry.essays.flopped>

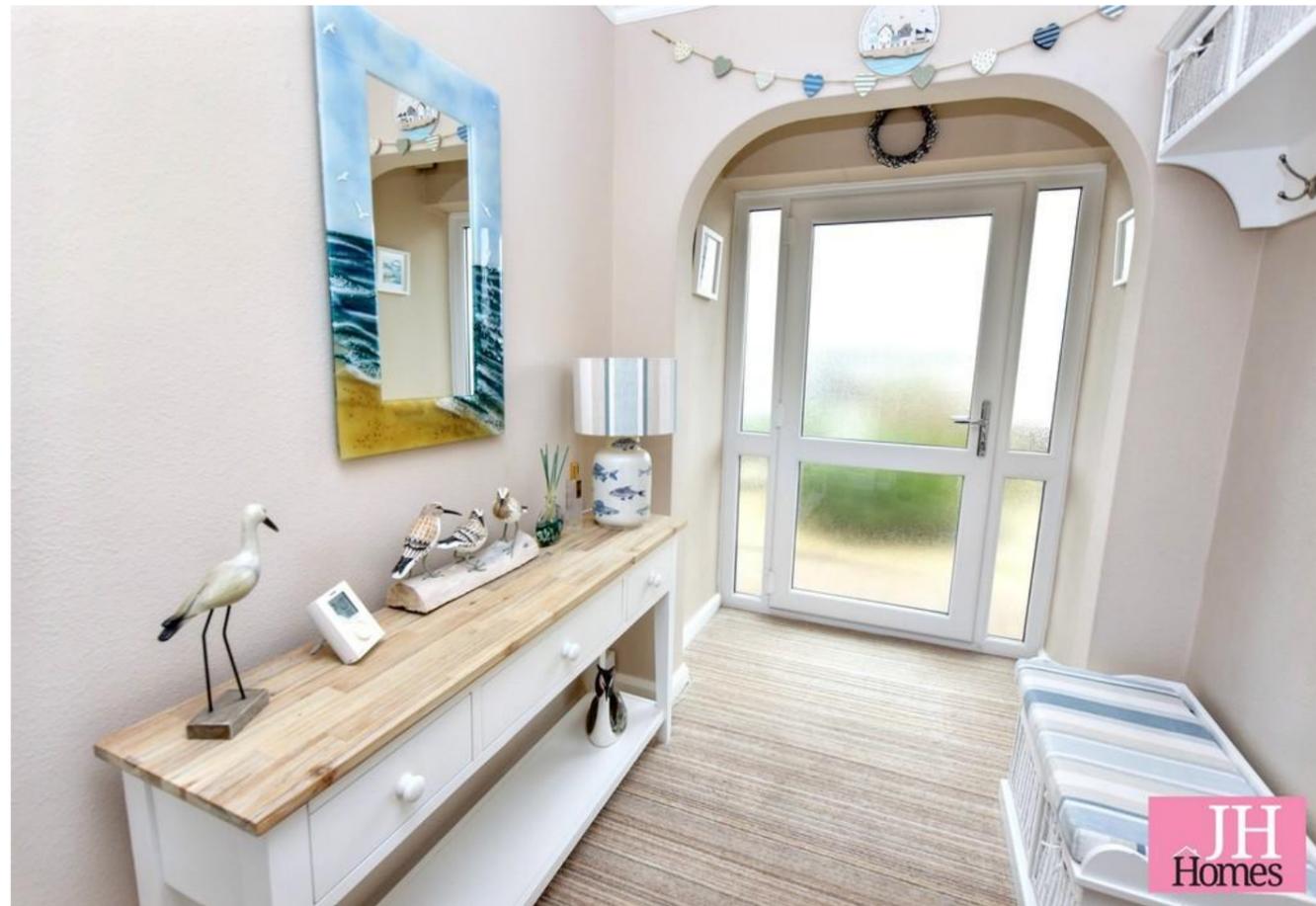
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains gas, water and electricity are all connected. The property has a septic tank for drainage





Accessed through a PVC front door with matching side windows and pattern glass panes opening to:

#### HALL

Radiator, coving to ceiling, high-level storage area and coat hook to wall. Door to inner hall with further doors to kitchen and lounge. The inner hall gives access to bedrooms and bathroom as well as dining room/bedroom.

#### LOUNGE

10' 11" x 18' 7" (3.33m x 5.66m)

Modern fireplace with painted fire surround, conglomerate style inset and hearth housing a living flame gas fire. UPVC double glazed picture window to rear with blinds giving a lovely aspect over the rear garden and countryside beyond with glimpses of Hoad in the distance. To the side of the room are a set of stairs which lead to the first floor with excellent under stairs storage, coving to ceiling, wall light point, central ceiling light point and two radiators.

#### KITCHEN

10' 11" x 14' 0" (3.33m x 4.27m)

Fitted with a range of base, wall and drawer units with light block effect work surface over incorporating one and a half bowl sink and drainer with mixer tap and tiling to up stands. Integrated Samsung microwave, built-in double oven and grill, induction hob and built-in fridge/freezer and integrated dishwasher. Concealed Vaillant gas combi boiler for the heating and hot water system, uPVC double glazed window offering a beautiful view over the Crake Estuary and countryside beyond and PVC door to side. Wood grain effect flooring and bifold door utility cupboard which offers space and plumbing for washing machine and shelf for dryer above with further fitted wall cupboard.

#### DINING ROOM/BEDROOM

11' 3" x 9' 6" (3.43m x 2.9m)

Light wood grain laminate flooring, uPVC double glazed window to the rear offering a lovely aspect onto the rear garden and countryside beyond, radiator and coving to ceiling.



#### BEDROOM

14' 4" x 10' 0" (4.37m x 3.05m)

Spacious double room at the rear of the property with uPVC double glazed window offering a lovely aspect to the garden and countryside beyond. Radiator and coving to ceiling.

#### BEDROOM

8' 1" x 13' 8" (2.46m x 4.17m)

Double room to the front of the property with coving to ceiling and uPVC double glaze window to the front offering a beautiful and panoramic view of the Crake Estuary with the Railway viaduct and surrounding countryside beyond. Radiator, electric light and power.

#### SHOWER ROOM

7' 10" x 5' 10" (2.39m x 1.78m)

Modern shower room fitted with a three-piece suite in white comprising of quadrant shower cubicle with thermostatic shower, flexi-track spray and fixed spray head with fitted handrail and shampoo and soap dispenser. Wash basin inset to vanity unit with storage cupboard under, surfacing to side and low level dual flush WC with integrated cistern. Modern panelling to walls and ceiling with LED lights, radiator, and bathroom cabinet. UPVC double window with blind and pattern glass pane.

#### FIRST FLOOR LANDING

UPVC double glazed window to front offering beautiful views and with built-in walk-in wardrobe offering hanging rail and shelving with double doors. Access to a bedroom and shower room, door to a useful shelved storage cupboard and low door to a loft storage area with uPVC double glazed window to the gable.

#### BEDROOM

14' 6" x 9' 10" (4.42m x 3m)

Further double room with uPVC double glazed windows to front and rear both offering a lovely aspect, particularly to the front overlooking the Estuary. Radiator, electric light and power.

#### SHOWER ROOM

6' 11" x 9' 5" (2.11m x 2.87m)

Comprising of glazed walk-in shower cubicle with thermostatic shower, flex spray and fixed rain head shower, and modern panelling to the walls, WC and wash basin set to vanity unit with storage cupboard under, tiled splashback and mirror fronted bathroom cabinet above. Radiator, extractor fan to wall and uPVC double pattern glass window.

#### EXTERIOR

Set in an enviable position situated at Canal foot on an attractive plot with panoramic views to the front, brick set drive and garage beyond. Low stone retaining wall to the front and an attractive well-presented landscape with stepping stones, central circular patio area, gravel surfacing in set with a variety of mature shrubs and bushes offering a viewing point over the estuary. Brick set path to the front door and drive to the side of the garage, where there is also an outside tap and access to the rear garden.

The rear garden is a well-presented and designed space for easier maintenance with flagged patio that offers a lovely view over the adjacent farmland towards Hoad monument in the distance. The lower garden area has an artificial grassed area, gravel pathways and a circular patio area with slate shingle around the perimeter and is stocked with a variety of shrubs and bushes making a lovely feature garden area. The rear garden has a boundary of an excellent quality fencing which also includes an enclosed area to the rear of the garage offering super potential for greenhouse garden storage shed etc and housing the septic tank drainage system.

#### GARAGE

30' 3" x 8' 4" (9.22m x 2.54m)

Tandem garage with roller door, PVC solid door to side and uPVC double glazed window to rear. Electric light, power sockets and inspection pit to the front section.