



**Estate Agency Act 1979**

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Rivendell, Priory Road,  
Ulverston, LA12 9QE

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Excellent family sized, detached home situated on the edge of Ulverston and yet still convenient for local amenities including being a short drive away from the Coast at Bardsea. Positioned on a pleasant plot with good driveway parking and attractive gardens. The slightly elevated position allows for a lovely aspect beyond Priory Road to the front and in the distance, the surrounding countryside and hills. Comprising of porch, spacious hall, lounge open to dining room making a spacious through room, study, kitchen/diner, utility with WC and conservatory plus three good bedrooms and a modern four piece bathroom suite to the first floor. Well appointed and presented throughout and benefiting from majority uPVC double glazing and a gas fired central heating system. Recommended for internal viewing so the comfortable and spacious accommodation can be appreciated along with the gardens.



#### DIRECTIONS

From the Ulverston office turn left at Market Street and at the Market Cross opposite the Farmer's Arms pub turn left onto Queen Street. Continue to the end of Queen Street turning left at the traffic lights and then turning right at the next set of lights onto Victoria Road. Continue along Victoria Road and under the bridge, the road then becomes Park Road. Proceed to the end and turn right onto Priory Road. Continue out of Ulverston with the Leisure Centre and Pool on your left and after a short distance there is the Bardsea Caravan Park on the right-hand side, after this is the entrance to the Rowland Homes site and adjacent to this is Rivendell.

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including, gas, electric, water and drainage.









Accessed from the front through a uPVC double-glazed door with matching side windows into:

#### **PORCH**

Tiled floor and louvered cupboards to either side offering shoe and general storage. Traditional leaded glazed door and side windows providing access from the porch into:

#### **ENTRANCE HALL**

13' 5" x 5' 1" (4.09m x 1.55m)

Spacious hallway with staircase leading to first floor. Radiator, door to a useful under stairs storage cupboard, open access to kitchen and further doors to lounge, dining room and study.

#### **LOUNGE**

12' 10" x 12' 0" (3.91m x 3.66m)

Spacious, light and attractive room with central fireplace with conglomerate inset and hearth featuring an inset stove with polished wood fire surround. Two wall light points, central ceiling light, coving and open archway to rear giving access to the adjacent dining room. UPVC double glazed picture window to front offering an excellent outlook down the front garden and beyond Priory Road to surrounding farmland and hills.

#### **DINING ROOM**

12' 4" x 12' 0" (3.76m x 3.66m)

Well proportioned room with light and modern décor, light wood grain effect finish laminate flooring, radiator, set of uPVC, double glazed, French doors and side windows offer access to the rear lower garden patio area.

#### **STUDY**

8' 10" x 11' 3" (2.69m x 3.43m)

Useful room currently utilised as a study and offering potential for several uses. Wood grain effect laminate flooring, radiator and door to storage cupboard. Connecting door to inner hallway, uPVC double glazed, box bay, window to rear overlooking the garden.

#### **INNER HALL**

Access to the sunroom/rear porch, utility/WC and open to kitchen.

#### **KITCHEN/DINER**

15' 9" x 9' 10" (4.8m x 3m)

Fitted with an attractive and modern range of base, wall and drawer units including pan drawers, complimented with wood grain effect work surface over incorporating one and a half bowl sink and drainer with mixer tap. Glass-topped, five ring gas hob with matching glass splashback and cooker hood over with fan and light. Built-in double oven and grill, space for freestanding fridge/freezer and recess and plumbing for dishwasher. Two modern vertical radiators, wall mounted TV bracket, TV aerial point, power sockets and light wood grain effect ceramic tiles. Breakfast bar area matching the work surfacing, Velux roof light allowing natural light and uPVC double glazed window to front offering an excellent outlook down the drive and garden then over Priory Road over farmland and hills beyond.

#### **WC/UTILITY**

5' 11" x 6' 1" (1.8m x 1.85m)

Comprising of low level WC, wash hand basin and an area of work surface, below which is plumbing and space for washing machine and space for dryer. Wall cupboard and wall-mounted Worcester Bosch boiler for the central heating and hot water systems. Single glazed, patterned glass window to side.

#### **CONSERVATORY**

7' 10" x 7' 0" (2.39m x 2.13m)

Door to garden, light wood grain effect ceramic tiled flooring, two wall lights and cupboard housing the electric meter. UPVC double glazed frame construction with a glass roof.

#### **FIRST FLOOR LANDING**

Traditional single glazed leaded window on the half landing, door shelved storage cupboard, with further doors to bedrooms and bathroom.

#### **BEDROOM**

14' 8" x 12' 3" (4.47m x 3.73m)

Generous double room with radiator, power sockets and ceiling light point. UPVC double glazed picture window to front offering a lovely aspect down the garden and over farmland and hills beyond.

#### **BEDROOM**

12' 5" x 12' 0" (3.78m x 3.66m)

Further double room with radiator, power sockets and central ceiling light. UPVC double glazed window to rear offering an outlook down to the rear garden and beyond, towards neighbouring properties.

#### **BEDROOM**

8' 5" x 7' 9" (2.57m x 2.36m)

Single room with radiator, central ceiling light, power sockets and access to loft. UPVC double glazed window to the front offering a lovely aspect.

#### **BATHROOM**

8' 4" x 5' 11" (2.54m x 1.8m)

Fitted with a four piece, white suite comprising of walk-in shower cubicle with thermostatic shower and panelling to the walls, WC, pedestal wash hand basin with mixer tap and panelled bath. Inset lighting to ceiling including light and fan combination, tall ladder style towel radiator and tiled effect vinyl flooring. UPVC double glazed patterned glass window to the rear.

#### **EXTERIOR**

Front Garden

Long driveway to the right-hand side with gravelled border with shrubs and bushes. Further lower parking/turning area and upper, tarmac parking area directly in front of the house. The middle garden is laid to grass and surrounded with mature shrubs and bushes. Privet hedge to the side and front.

Access to the side of the property with by way of a gate.

Rear Garden.

Flagged patio area with retaining wall and steps leading to the upper garden area. The lower area offers a pleasant seating space with wooden log store, outside tap and exterior power point. The upper garden is enclosed with fencing and grassed with mature trees shrubs and bushes and has a hen coupe with run and sheds. The property also benefits from a 10ft x6ft log lap workshop with power. In all a pleasant rear garden with sunny elevations.

