

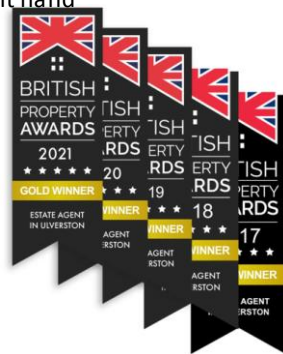
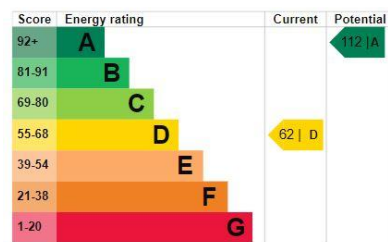


**DIRECTIONS**

On leaving the office in Ulverston proceed to the traffic lights where you meet the A590. Turn left onto County Road. At the next set of traffic lights turn right onto Victoria Road and at the end of this road turn right onto Dragley Beck. Follow this road for approximately four miles and take the first turning sign posted for Bardsea. Follow the road past the golf course and past The Ship Inn and the property is located on the right hand side. Look for the pink sign.

**GENERAL INFORMATION**

GENERAL INFORMATION TENURE: Freehold  
 LOCAL AUTHORITY: South Lakeland District Council  
 SERVICES: All mains services including, gas, electric, water and drainage.



**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.



**JH Homes** **£184,950**



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**DOUBLE GARAGE**

**1 School View, Main Street, Bardsea, Ulverston, LA12 9QT**

For more information call **01229 314049**

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 LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

## AWAITING CLIENT APPROVAL

This is a delightful, two bedroom traditional stone-built cottage situated in the heart of the picturesque village of Bardsea to the outskirts of Ulverston. The cottage is offered for sale having no upper chain and is presented to an excellent standard with light neutral décor and traditional features throughout. Highly unusual for a cottage of this style is the fact that it has two single garages to the rear which are ideal for parking purposes and/or general storage. The cottage has gas fired central heating, uPVC double glazing and an excellent standard of internal presentation throughout, including modern kitchen and bathroom. The location offers, as previously mentioned, access to Ulverston but the nearby coast and walks around surrounding countryside. In all, an excellent cottage recommended for a range of purchasers including those seeking either a permanent or second home.



## ACCOMMODATION

A set of twin French style uPVC half glazed doors provides access to an entrance porch with tiled floor with further uPVC double glazed door providing access to the lounge and adjacent dining area.

## LIVING ROOM

10' 10" x 11' (3.3m x 3.35m)  
A spacious lounge with light neutral decor, TV aerial and satellite wiring points, electrical light and power to wall and ceilings, recessed alcove with timber lintel feature exposed and open timber framed access providing/leading to the adjacent dining area. There is wood laminate style flooring throughout the ground floor of these two rooms.

## DINING AREA

10' 10" x 8' 7" (3.3m x 2.62m)  
To the side of the room is a deep sealed uPVC double glazed window and to the further side of the room is the staircase leading to the first floor with a useful cupboard to under stairs store. The room has continuation of the wood laminate style flooring from the lounge.

There is a further central heating radiator, ceiling light point, electric power point and a telephone point to the window recess.

A modern traditional style pine latch handle door provides access to the kitchen.

Window to the side elevation. This is a further double bedroom with radiator, power and light fitting.

## KITCHEN

9' 6" x 9' 4" (2.9m x 2.84m)  
With a uPVC double glazed window and door to the rear of the property. The kitchen is fitted with a range of attractive modern base and wall units with wood grain effect work surfacing and metallic bar handles complimentary grey patterned work surfacing with inset gas hob with curved glass stainless steel cooker hood above, low-level Hotpoint electric oven and single drainer stainless steel sink unit with mixer tap and recess and plumbing for washing machine. Integrated fridge and freezer with matching doors and a useful pull-out can/larder unit. Central heating radiator, tiling to the floor and ample power sockets around the work surface area. From the dining area the staircase with painted handrail, leads to the first floor.

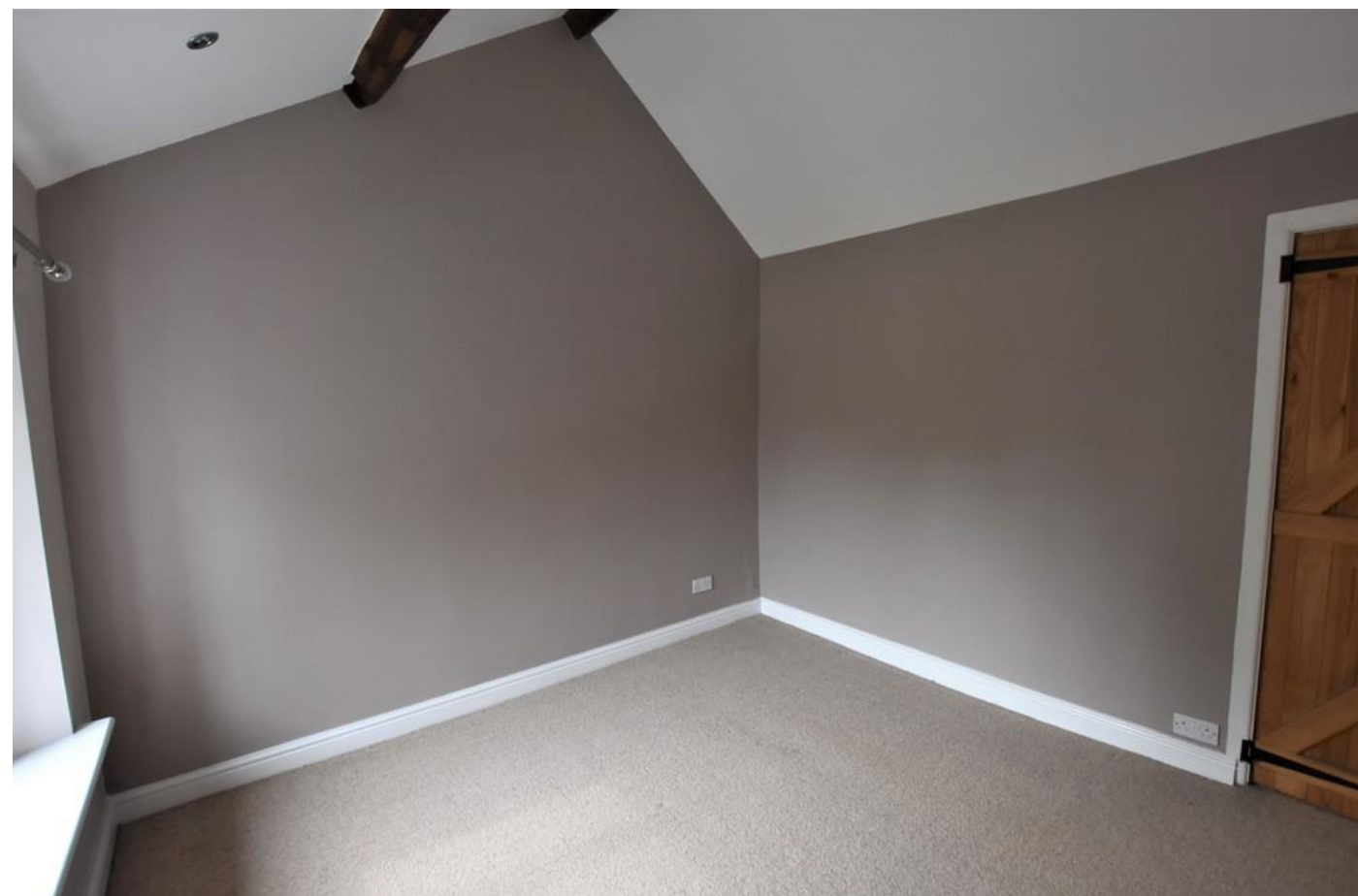
The landing has a central heating radiator, ceiling light point, carbon monoxide detector and fitted smoke alarm and access to the loft. Pine traditional style latch handle doors provide access to the two bedrooms and bathroom.

## BEDROOM ONE

10' 11" x 10' 10" (3.33m x 3.3m)  
With a uPVC double glazed window to the front elevation. This is a lovely room with vaulted ceiling, exposed beams and timbers and inset lighting to the ceiling. An excellent double bedroom with central heating radiator and power sockets.

## BEDROOM TWO

9' 7" x 9' 4" (2.92m x 2.84m) With a uPVC double glazed window to the side elevation. This is a further double bedroom with radiator, power sockets and light fitting.



## BATHROOM

10' 3" x 5' 2" (3.12m x 1.57m)  
With a uPVC double glazed window with patterned glass to the side elevation with a deep tiled sill. The bathroom is fitted with a modern white three-piece suite comprising of a bath with glazed shower screen and over bath thermostatic shower and mixer tap, pedestal wash hand basin with mixer tap and low-flush WC. There is tiling to the splashbacks in neutral stone effect shade and further tiling to the floor. There is a chrome towel rail and a further pine tongue and groove door providing access to the boiler cupboard/airing cupboard which houses the Baxi central heating boiler and has a small central heating radiator.

## EXTERNALLY

The property shares a gate with the adjacent cottage and has a small, flagged seating area with a stone wall to the front and side. To the rear, the property has the excellent advantage of two single garages with black painted doors.

## GARAGE ONE

17' 6" x 8' 8" (5.33m x 2.64m)

## GARAGE TWO

17' 11" x 9' 6" (5.46m x 2.9m)

