



JH
Homes

£290,000

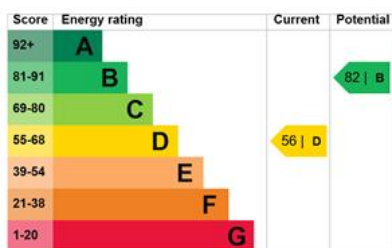
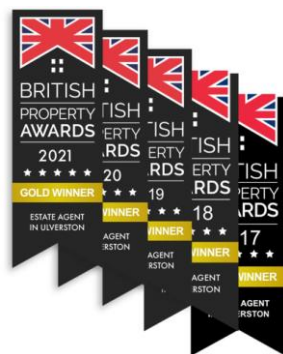


DIRECTIONS

Proceed out of Ulverston on the Coast Road the A5087. Pass the turning to Bardsea continue with the bay to your right and wind up the hill, after passing the farm on the left after a short while there is a turning to Baycliff on the Right. Turn right and follow the road into the village, just after the green turn Right and follow the road towards the Farmers Arms and Spring Villa is on the left hand side.

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX BANDING: D
 LOCAL AUTHORITY: South Lakeland District Council
 EPC RATING: D
 SERVICES: All mains services including, electric, water, drainage and oil storage tank for central heating.



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Parking

Estate Agency Act 1979

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Spring Villa, Main Road, Baycliff,
 Ulverston, LA12 9RW

For more information call **01229 314049**

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www.jhhomes.net or contact@jhhomes.net

AWAITING CLIENT APPROVAL

A lovely traditional semi-detached Cottage situated in this popular, historic coastal village of Baycliff. The property is presented well by the present owner, offering spacious four bedroomed accommodation that comprises, sitting room, breakfast kitchen, dining room, ground floor shower room and modern shower room to the first floor. It is to be noted that one bedroom is separated from the main house, making it ideal for an older child/dependant relative etc. With uPVC double glazing and oil-fired central heating systems. With lovely compact cottage style gardens and off-road parking for a small vehicle. The property is nicely positioned within the heart of the village which has two public houses, a children's playground, and an active village community association. Buses run through the village offering access to nearby schools. There is access to the beach and command the recreation area of Birkrigg Common. In all a lovely property offering excellent accommodation for a range of buyers including permanent or second home occupation.



Accessed from the front through a uPVC double glazed door with two feature patterned glass panes which opens directly into the sitting room.

SITTING ROOM

15' 10" x 12' 11" (4.83m x 3.94m)

Entering the room there is an attractive central fireplace feature, with pine surround, with a tiled and cast inset and hearth with an open grate for a real fire. A lovely room of character with low painted beams to the ceiling and uPVC double glazed windows to the front and rear elevation. The room has a central heating radiator, covered electric metres and a light attractive décor. There are wall light points, power sockets and a recently fitted wood grain plank effect tiled floor complimenting the decor within the room. A connecting door provides access to the adjacent kitchen.

BREAKFAST KITCHEN

15' 6" x 13' 9" (4.72m x 4.19m)

Spacious kitchen area with a central island and breakfast bar. Fitted with wall and base units with a cream shaded décor panel and a granite effect work surface. There is a ceramic sink with drainer, mixer tap and appliances include an electric hob and low level electric oven with cooker hood. Other appliances include a washing machine, fridge, and freezer. The kitchen has tiling to the floor which continues through into the adjacent dining room. To the corner of the room is the Worcester oil fired boiler for the central heating and hot water systems. There is a lowered door to an understairs storage cupboard and a further open under stairs storage area. With uPVC double glazed windows to the front and rear elevations. The staircase leads to the first floor.

DINING ROOM

11' 6" x 11' 2" (3.51m x 3.4m)

The dining room has bright attractive decor and is light and airy. With a set of uPVC double-glazed French doors to the front and a half-glazed uPVC feature door opening to the side garden area. Central heating radiator, power sockets and staircase leading to the upper floor and the master bedroom. There is a door to the downstairs shower room and a useful under stairs store.

SHOWER ROOM

A useful facility with a WC, wash basin set on a cupboard, shower cubicle with an electric shower and tiled walls. There is a wall and ceiling light point.

MASTER BEDROOM

12' x 11' 4" (3.66m x 3.45m)

A lovely room with vaulted ceiling and uPVC double glazed window to the front elevation. The double-glazed window offers a pleasant aspect beyond neighbouring properties towards Morecambe Bay and beyond in the distance. There is an additional VELUX double glazed rooflight. A double room with pointed stone feature wall and double central heating radiator.

Leading from the kitchen the main staircase continues to the first-floor landing. The landing splits to the left for two bedrooms and then a further short flight of steps to an upper landing offering access to the shower room and bedroom two.



BEDROOM TWO

13' 7" x 9' 5" (4.14m x 2.87m)

A pleasant double bedroom with an exposed beam and large VELUX double glazed rooflight. The room has a light attractive decor and light wood grain effect laminate flooring.

SHOWER ROOM

8' 1" x 5' 3" (2.46m x 1.6m)

Average A modern shower room facility completed earlier this year with a large walk-in shower cubicle, with glazed shower screen and thermostatic shower, fixed rain head attachment and flexitrack spray, with a modern bottle green shaded panelling to the cubicle walls. There is a pedestal wash basin with mixer tap and a push button toilet. White panelling to the walls, a Velux rooflight, chrome ladder style towel radiator and black painted beam feature.

BEDROOM THREE

10' 3" + entry recess x (2.12m x 2.29m)

A further double bedroom with radiator, shelving to the alcove and pine double doors to a built-in storage cupboard. uPVC double glazed window offering an outlook over the rooftops with a view to the side towards the bay. There is light wood grain laminate effect flooring fitted and coat hooks to one wall.

BEDROOM FOUR

10' 2" x 8' 4" (3.1m x 2.54m)

This most pleasant bedroom has an attractive décor, a central heating radiator, power sockets and ceiling light point. With a uPVC double glazed window to the rear that overlooks the neighbour's garden.

EXTERIOR

To the side of the property there is a most pleasant and enclosed flagged seating area which is screened from the road, it has space for chairs and there is a concealed oil storage tank for the central heating system.

To the front of the property area there is a decked area with a stone retaining wall with borders to the top, offering a pleasant seating position overlooking the village. A gate opens to a path leading to the front door and to the left side is a further seating area, ornamental pond and borders that are well stocked with a variety of plants. There is provision for parking a smaller vehicle outside the French doors and an outside tap.

