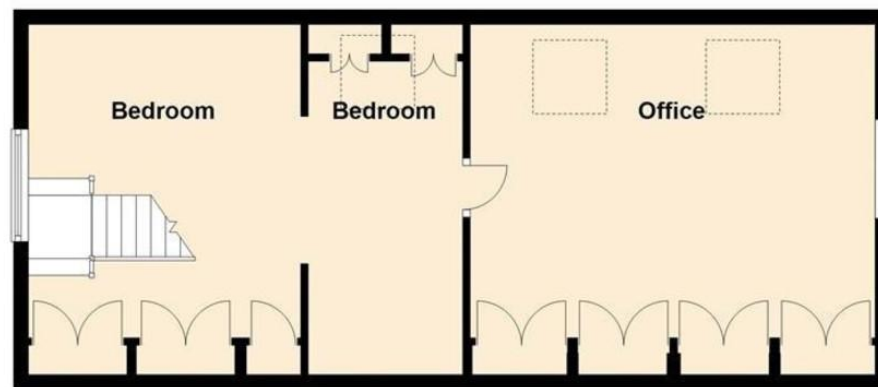


Ground Floor



Room in Roof



Boreray, Ulverston

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	75 C
39-54	E		
21-38	F		
1-20	G		



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.



£350,000



2



3



1



GARAGE & PARKING

Boreray, Sunbrick Lane, Baycliff,
Ulverston, Cumbria, LA12 9RQ

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Boreray is a delightful and deceptively spacious three bedroom detached bungalow, situated in the quiet but popular village of Baycliff on the edge of Morecambe Bay,affording panoramic views across the bay; beautifully presented both inside and out, and complemented with an excellent and exceptionally well stocked garden, extended driveway with ample parking and garage. The ground floor is nicely proportioned with open free flowing accommodation comprised of entrance hall, 'L' shaped lounge and dining room with bi-fold doors to the rear, kitchen, two bedrooms and bathroom with separate WC. Good sized home office and further bedroom to first floor; oil central heating system and double glazing throughout. In all, this is a truly attractive property and early viewing is recommended.



DIRECTIONS

Driving out of Ulverston and along the Coast Road (A5087), follow this road for several miles passing Bardsea village before then shortly climbing a short hill through the winding section of road that passes through Sea Wood. As you continue along this road, you will see the sign for Baycliff where you need to turn right just before the bus stop into the village. Follow this road round the right-hand bend and as you approach the next bend, bear right which is signposted for Sunbrick Lane.

The property can be found by using the following "What Three Words"

<https://what3words.com/receiving.coffee.neater>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: South Lakeland District Council

SERVICES: Mains Electric, Water and Drainage are connected. Oil central heating by way of a tank.





Driveway access as you pass the front garden which leads to a grey uPVC front door with patterned glazed pane and matching side window. Opening directly into:

ENTRANCE HALL

13' 3" x 6' 4" (4.04m x 1.95m)

Stripped wooden flooring, ceiling light, power point and radiator. Access to the ground floor accommodation and door with stairs to first floor.

LOUNGE/DINING ROOM

17' 11" x 9' 10" (5.47m x 3.00m) widest points 'L' Shaped room which is open to a dining area.

Lounge:

Naturally light room with picture window facing the front elevation offering an outlook towards the front garden. Art Nouveau fireplace to wall with small grate and slate hearth, radiator, overhead light, power points and TV point. Open access to dining area.

Dining Area:

UPVC double glazed bi-folding doors with integral blinds opening directly to the rear deck and affording lovely views of the garden, Morecambe Bay and Ingleborough in the distance. Radiator, coving to ceiling, overhead light and power points. Connecting door to kitchen

KITCHEN

11' 11" x 6' 9" (3.65m x 2.07m)

Fitted with an attractive range of base, wall and drawer units with light work surface incorporating stainless steel sink with mixer tap and splashback wall tiling. Recess space for electric cooker, plumbing for washing machine and slimline dishwasher. Free standing Worcester boiler for the central heating and hot water systems, radiator and wood grain effect flooring.



BEDROOM

11' 11" x 11' 5" (3.64m x 3.48m)

Double room with overhead light, power points and radiator. UPVC double glazed window facing the rear elevation enjoying an outlook over the garden and views over Morecambe Bay.

BEDROOM

11' 11" x 10' 10" (3.64m x 3.32m)

Further double room situated to the front of the property with overhead light, radiator, power points and views over the lovely front garden.

WC

Low Level WC and uPVC double glazed window.

BATHROOM

8' 10" x 5' 11" (2.69m x 1.63m)

Three piece white suite comprised of separate shower enclosure with twin head shower attachments, bath and pedestal wash hand basin, with splashback tiling. UPVC double glazed window, overhead light, radiator and wall mounted heated towel rail.

INNER HALLWAY

Door with stairs to first floor offering ample under stairs storage.

FIRST FLOOR LANDING

UPVC double glazed window.

BEDROOM

18' 9" x 7' 10" (5.72m x 2.39m)

Charmingly spacious room with multiple built in cupboards providing excellent storage, some reduced head height to the side of the room. UPVC double glazed window to the gable elevation and Velux roof light with panoramic views over Morecambe Bay and Ingleborough in the distance. Connecting door to office.

OFFICE

16' 6" x 13' 1" (5.05m x 3.99m)

Light and airy room which is an ideal working space with multiple built in cupboards; stunning panoramic views over Morecambe Bay from two Velux windows. UPVC double glazed window to the gable, radiator, power points and concealed lighting behind the exposed beams.

GARAGE

16' 2" x 9' 1" (4.94m x 2.77m)

Up and over door to the front elevation and personal door to the rear, inspection pit, double glazed window to side, electric light and power. Housing the circuit breaker control point and electric meter.

EXTERIOR

Approached directly from Sunbrick Lane with open access to the brick set driveway and garage. The front garden is very well presented and stocked with shaped lawn and variety of trees, shrubs and bushes including camellia and magnolia. Access to the side leads to the rear garden and oil storage tank. To the rear of the property the bi-fold doors open onto a lovely raised decking that offers views over the garden and the Bay.

The private gardens are a particular feature, being of an excellent size with beech hedging and substantial fencing. Planted with an abundance of both Spring and Summer plants and flowers. There is a lower paved seating area with steps up to the deck: ideal for relaxing and taking advantage of the stunning views. To the side of the property there are two storage buildings for garden tools etc, and access to the garage.