



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
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.



£325,000



1



2



1



PARKING

Hillcrest, Coast Road, Baycliff,
Ulverston, LA12 9RS

For more information call **01229 314049**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Extremely rare and exciting opportunity to purchase a substantial detached bungalow situated in a stunning elevated position with far reaching panoramic views over Morecambe Bay. Offered with early and vacant possession having no upper chain. Comprising of conservatory, dining/kitchen, utility, lounge, inner hall, two double bedrooms, shower/wet room and fixed staircase to first floor with two loft rooms with Velux roof lights. Oil fired central heating system, double glazing, parking for several vehicles plus turning space with open plan gardens to the neighbouring property awaiting the new owner to put in their own fencing. Wooden stakes placed to define the boundary with the fencing to be installed by the new owner. Possibility of a private driveway subject to achieving highways permission due to the grounds of the property extending to the road. Early viewing is essential to appreciate the location and full potential.



DIRECTIONS

Proceeding from Ulverston along the Coast Road, When you reach Baydiffe, stay on the Coast Road, passing the Fisherman's Arms on the right, follow the road and as you climb up the hill the property is situated on the right (Look out for the Mermaid).

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

<https://what3words.com/transmit.thumb.sulk>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: South Lakeland District Council

SERVICES: Mains services include electric, water and drainage.

PLEASE NOTE: There is shared access from the road entrance on the right hand side perimeter for vehicle access.





Accessed from the side through a uPVC double-glazed door opening into:

CONSERVATORY

17' 7" x 9' 3" (5.37m x 2.84m)

Of uPVC double-glazed construction set to a low wall with fitted blinds to all windows and polycarbonate style roof plus further uPVC double-glazed door to the rear accessing the rear garden. Stunning and panoramic views over the surrounding countryside and Morecambe Bay. UPVC double glazed patterned glass door with two steps provides access into dining/kitchen.

KITCHEN/DINER

9' 7" x 11' 10" (2.92m x 3.61m)

Fitted with a traditional range of base and drawer units with patterned work surface incorporating stainless steel sink unit with double drainer and mixer tap. Space and point for electric cooker, tiled to three walls, radiator, spotlight cluster to ceiling and grey wood grain effect laminate flooring.

Petition with coloured glass and door to lounge, sliding door with access to the utility and uPVC double glazed window overlooking the rear garden and countryside beyond.

UTILITY ROOM

5' 8" x 9' 4" (1.73m x 2.84m)

Recess and plumbing for washing machine, space for dryer with surface above and space for freestanding fridge freezer. Wall storage cupboards with one housing the oil boiler for the central heating and hot water systems, radiator, uPVC double glazed window and laminate wood grain effect laminate flooring.

LOUNGE

24' 2" x 12' 0" (7.38m x 3.66m)

Spacious, light and airy with three large uPVC double glazed windows to the front and side elevations all with fitted vertical blinds and offering beautiful and far-reaching panoramic views over the surrounding countryside and Morecambe Bay. Central feature, fireplace with living coal flame gas fire (bottle gas supply) and side displays. Two radiators, two ceiling light clusters, ample power sockets and TV point. Connecting glazed internal door to inner hallway.



INNER HALL

Radiator, under stairs storage cupboard and internal door to two ground floor bedrooms and shower room. Single glazed door to the front porch.

PORCH

Double-glazed door and window.

BEDROOM

12' 1" x 11' 10" (3.69m x 3.63m)

Double room with uPVC double glazed windows featuring fitted blinds to the front and side elevation and having far-reaching panoramic views over the surrounding countryside, and the adjacent village of Baycliff. Radiator, electric light and power.

BEDROOM

11' 10" x 9' 7" (3.63m x 2.94m)

Further double room with radiator, electric light and power. UPVC double glazed window to the side that provides a fantastic outlook over the adjacent paddock and farmland beyond towards Baycliff.

WET ROOM

Self-draining floor with Mira electric shower, wall hung wash hand basin and WC. Fully tiled, radiator, electric fan heater, mirror fronted bathroom cabinet, extractor fan and uPVC double glazed patterned glass window.

FIRST FLOOR LANDING

Access to two loft rooms and door to eaves storage area.

LOFT ROOM

12' 0" x 7' 11" (3.66m x 2.42m)

Velux roof light, doors to eaves storage areas, electric light and power.

LOFT ROOM

12' 1" x 16' 4" (3.70m x 5.0m) widest points

Some restricted head height, Velux roof light, power socket, ceiling light point and door to storage cupboard.

EXTERIOR

Positioned on the side of a hill offering beautiful far-reaching panoramic views over the picturesque Morecambe Bay and surrounding countryside. Surrounding gardens that are defined by marker stakes. The gardens surround the property and offer superb potential for general landscaping and redesigning.