



Total area: approx. 142.1 sq. metres (1529.8 sq. feet)



2



3



1



GARAGE & PARKING

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78   C    |
| 55-68 | D             |         |           |
| 39-54 | E             | 53   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.

Ferncrest, Sunbrick Lane,  
Baycliff, Ulverston, LA12 9RQ

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Attractive detached property situated in this popular location within the coastal village of Baycliff. Occupied and cared for by the current owners for many years this comfortable home offers a great opportunity in this pleasing location. Set on a generous plot with attractive mature gardens, private driveway and integral garage. Comprising of porch, entrance hall, WC, lounge with stove, dining room, kitchen and three bedrooms and bathroom to first floor. Completing the property is electric heating and uPVC double glazing. The position offers lovely views over Morecambe Bay and whilst being a comfortable and well-presented home has great potential for personalisation and modernisation if required. Early viewing is invited to appreciate this lovely home and popular village location.



#### 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 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. Proceeding up Sunbrick Lane, Ferncrest is situated on the right after the turning into Myerscroft.

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

<https://what3words.com/lurching.trespass.snappy>

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BAND: E

LOCAL AUTHORITY: South Lakeland District Council

SERVICES: Mains Electric, Water and Drainage are connected.





Accessed through a Mahogany shaded uPVC double-glazed door with matching side window opening into:

#### **PORCH**

3' 3" x 5' 7" (0.99m x 1.7m)

Tiled floor, feature circular window and wood panelling to wall and ceiling. Further uPVC double glazed door and matching side window opening to:

#### **HALL**

9' 0" x 19' 5" (2.74m x 5.92m) widest points

Fitted bookcase, electric storage heater and staircase to first floor with double-glazed window to the bottom of the stairs. Internal doors providing access to under stairs store with coat hooks and light, WC, lounge, dining room and kitchen.

#### **LOUNGE**

16' 10" x 10' 9" (5.13m x 3.28m)

Three uPVC double glazed windows to front, side and rear with fitted blind and the rear window offering a fabulous aspect over the rear garden and towards Morecambe Bay in the distance. Coving to ceiling, two electric storage heaters and central, feature fireplace with wooden fire surround, tiled inset and hearth housing recessed stove.

#### **DINING ROOM**

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

Fireplace with tiled hearth and wood surround with open grate for a real fire to the corner of the room. UPVC double glazed window to the rear overlooking the garden and beyond, electric storage heater, electric light, power and coving to ceiling.

#### **CLOAKROOM/WC**

Low level WC and wall hung wash basin with mirror over, full tiling to walls and uPVC double glazed window with blind.

#### **KITCHEN**

12' 0" x 9' 0" (3.66m x 2.74m)

Fitted with a range of base, wall and drawer units including pull out pantry unit with work surface over incorporating stainless steel sink unit with mixer tap and tiling to splashbacks. Recess and plumbing for washing machine, built-in double oven and electric hob with cooker hood over. UPVC double-glazed door and window open to conservatory.

#### **CONSERVATORY**

7' 2" x 10' 2" (2.18m x 3.1m)

UPVC construction set to a low wall with polycarbonate style roof and offering views over the rear garden and views of the Bay beyond.

#### **FIRST FLOOR LANDING**

Access to loft with drop-down ladder, airing cupboard with lagged hot water storage tank and shelved space for airing purposes. UPVC double glazed window and electric storage heater.

#### **BEDROOM**

16' 10" x 10' 9" (5.13m x 3.28m)

Double room with two uPVC double glazed picture windows to the front and rear elevation with the front overlooking neighbouring properties and fields beyond and the rear window an aspect down to the garden and beyond the neighbours with panoramic views over Morecambe Bay. Power points and central ceiling light point.

#### **BEDROOM**

12' 0" x 13' 3" (3.66m x 4.04m)

Further double room with a comprehensive range of built in bedroom furniture comprising of wardrobes with mirrored panels, bed side units and upper storage lockers. Radiator and uPVC double glazed window with an open aspect.

#### **BEDROOM**

12' 0" x 7' 9" (3.66m x 2.36m)

Currently used as a home office/study with uPVC double glazed window to the rear, radiator, electric light and power.

#### **SHOWER ROOM**

9' 0" x 6' 3" (2.74m x 1.91m)

Fully tiled shower room with modern walk-in shower cubicle, glazed screen and shower fitment with marble effect panelling to walls, WC and pedestal wash hand basin with mirror above. Electric storage heater, electric fan heater, tiling to floor and walls and uPVC double glazed window.

#### **EXTERIOR**

A garden full of flowering shrubs with many camellias, hydrangeas, and fuchsias, as well as perennials and many hundred bulbs. There is also a large productive vegetable plot.

To the front of the property offers a driveway and access to the garage. Well presented with lawn, mature trees, shrubs and bushes to the parameter.

The rear garden is a particular feature of this lovely property. It is well presented, stocked and planted with lawn, mature shrubs and bushes and vegetable garden area with sunny aspects and views to the bay. Useful wooden garden storage shed and adjacent to the conservatory is a garden store with shelving. Next to this is the pedestrian door to the garage.

#### **GARAGE**

15' 6" x 8' 2" (4.72m x 2.49m)

Attached to the side of the property with an up and over door, with electric light and power and window to the side.

