

Total area: approx. 144.1 sq. metres (1551.0 sq. feet)



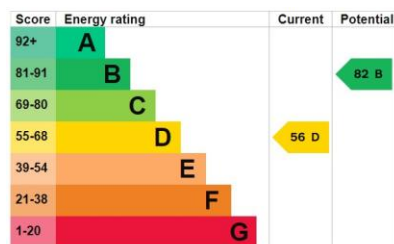
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Estate Agency Act 1979

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Lyndhurst, Bardsea, Ulverston, LA12 9QU

For more information call **01229 445004**

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As soon as I stepped over the threshold of Lyndhurst I felt a wonderful homely feeling accompanied by a feeling of complete relaxation, sat talking about the property with its current occupiers I didn't want to leave, they like the house, made me feel completely at home, unfortunately they are not included in the sale which is a shame. Many of the occupiers in this coastal village have lived here for years, which is a great testament to the pretty village of Bardsea. With its exceptional beach, sunny elevations and not to mention Roy's famous ice cream van even I have been found here on a lunch break. Situated within easy distance of the vibrant market town of Ulverston this home will attract family buyers, couples and those who want a second home on the coast. Comprising of ample accommodation with good sized rooms to include, lounge, dining room, kitchen/diner with patio doors to a lovely frontal seating area, two shower rooms meaning no fighting in the morning over who gets to brush their teeth first so they can rush to the beach, four bedrooms as well as a perfect Spanish feeling rear patio garden and workshop store creating what can only be described as a must see property.



DIRECTIONS

Leaving our office in Ulverston proceed onto the A590. At tank square roundabout take the 3rd exit onto the Ellers, turn right onto Hillfall following the coastal route. Just after the ice cream hut which will be on your right hand side take the next turning on your right signposted to Bardsea. As you proceed up the hill the property is on your right hand side identified by our pink JH Homes "For sale" board.

The property can be found by using the following approximate "What Three Words"
<https://what3words.com///verve.regulate.thickens>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland & Furness Council.

SERVICES: Mains water, gas, drainage and electricity.





Accessed through a PVC door with opaque double glazed inserts into:

ENTRANCE HALL

Stairs to first floor, ceiling light point, radiator and Karndean flooring.

LOUNGE

16' 5" x 12' 0" (5m x 3.66m)

Light room with good sized box bay to front with uPVC double glazed inserts showing off the view down the hill to the bay, further uPVC double glazed window to side over farmland. Feature, gas fire set to marble style hearth with back, mantle and surround, four wall lights and two radiators.

DINING ROOM

10' 4" x 11' 11" (3.15m x 3.63m)

UPVC double glazed window to front with view over fields toward the bay, ceiling light with rose, dado rail, radiator and coving to ceiling.

Decorative fire with tiled insert and heath and wooden mantle and surround.

INNER HALL

Under stairs storage, ceiling light point and PVC door to rear with top opening window. Archway into:

KITCHEN/DINER

16' 5" x 10' 11" (5m x 3.33m)

Perfect room for family gatherings with ample space and access to the front terrace for further seating when the sun shines.

Kitchen Area

Fitted with a range of base, wall and drawer units with worktop over incorporating double sink with swan necked mixer tap, laminate flooring, tiled splashbacks, under counter lights and spot lights to ceiling. Integrated appliances include four ring gas hob with cooker hood over, oven, dishwasher and fridge/freezer. UPVC double glazed window overlooking the rear patio garden.



Dining Area

Gas effect wood burner set to stone hearth with mantle over, ceiling light point, cladding to ceiling and radiator. PVC patio doors to front seating area which is great for taking in the view with your morning brew.

FIRST FLOOR LANDING

Wooden double glazed window to rear, radiator, ceiling light point and loft access. Doors to all rooms.

BEDROOM

13' 0" x 12' 3" (3.96m x 3.73m)

Double room with uPVC double glazed window to side with views over fields and farmland. Coving to ceiling, wall light, ceiling light point and radiator.

SHOWER ROOM

6' 9" x 7' 10" (2.06m x 2.39m)

Three piece suite comprising of corner shower with mixer shower, vanity unit housing sink with cupboards under and low level WC. Moveable spot lights to ceiling, heated towel rail/radiator, cladding to ceiling and walls. Wooden double glazed window to rear.

BEDROOM

10' 2" x 15' 8" (3.1m x 4.78m)

Further double room with uPVC double glazed window to front showcasing the views down the road to the bay, radiator, ceiling light point, coving to ceiling and vanity unit housing sink with mixer tap and cupboards under.

BEDROOM

10' 2" x 11' 0" (3.1m x 3.35m)

Double room with uPVC double glazed window again to the front with bay views, radiator, ceiling light point and wall light.

BEDROOM

8' 7" x 10' 11" (2.62m x 3.33m)

Final double room again with uPVC double glazed window to front with glimpses of the sea, ceiling light point and radiator.

SHOWER ROOM

7' 7" x 7' 7" (2.31m x 2.31m)

Fitted with a three piece suite comprising of double walk in shower with mixer shower, vanity unit housing sink with rainfall mixer tap and cupboards under and low level, dual flush WC. Cladding to walls and ceiling with spot lights, one with extractor, radiator and cupboard for storage with shelving. Wooden double glazed window to rear.

EXTERIOR

To the front of the property is an access lane for further properties, once over this the property can be accessed through a wrought iron pedestrian gate to a holiday style paved seating area with walled frontage. The current owners have created a relation spot with pots offering colour and a climbing rose around the patio doors into the kitchen/diner. Whilst you cant see the sea from here you do have a lovely open side view over farmland to the trees beyond. The rear again would make you think you are on holiday, the weather when I attended may well have helped. With terracotta tiles, wall mounted plants and raised bed with stone work all adds to the relaxing Spanish feel this outside space has. Definitely worth enjoying with a sangria this timeless atheistic look exudes class and embodies everything about blending the outdoors with indoors.

WORKSHOP/STORAGE

6' 9" x 20' 5" (2.06m x 6.22m)

Situated to the side is a excellent addition with folding door to the roadside and PVC door to the enclosed rear patio garden. Having plumbing and space for washing machine with tiled worktop over, two strip lights, gas and electric meters and wall mounted Vaillant boiler.