

**DIRECTIONS**

Proceed along the Coast Road heading towards Barrow. As you pass the Ice Cream hut on your right, there is a signpost for Bardsea. Turning into the village, go past the Ship pub then after a short cluster of houses there is a left hand turn to White Ghyll Lane heading up towards Birkrigg with Brackendale on the corner.

The property can be found by using the following "What Three Words" <https://what3words.com/home.sleeps.juicy>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: D  
 LOCAL AUTHORITY: Westmorland & Furness Council.  
 SERVICES: Mains water, gas, drainage and electricity.



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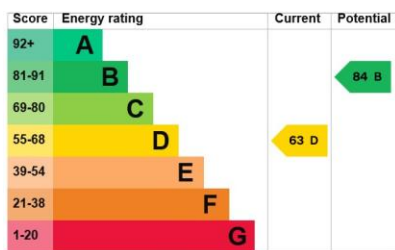
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GARAGE



**Estate Agency Act 1979**

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Brackendale, Bardsea,  
 Ulverston, LA12 9QS

For more information call **01229 445004**

2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Traditional cottage prominently situated on the Main Street of Bardsea. Offering most comfortable accommodation and situated to offer some lovely views to the front over farmland towards the hills in the distance. Suited to a range of buyers including the family purchaser with the accommodation comprising of entrance porch, lounge, secondary reception room, dining room, kitchen, rear porch, utility, WC and three bedrooms and shower room to the first floor. Complete with garage and pleasant enclosed rear garden with useful store. Gas central heating system, double glazing and located in this popular and sought after coastal village with the excellent Ulverston Golf Course close by and giving access to not only the beach but Birkrigg Common a short drive away. This is a super opportunity to purchase a cosy cottage offering and immense amount of additional potential with early viewing invited and recommended.



Accessed through a door with multi pane effect features opening into:

#### ENTRANCE PORCH

Two uPVC double glazed windows to either side, tiled floor and door into lounge.

#### LOUNGE

20' 11" x 14' 10" (6.38m x 4.52m)  
Roughly 'L' shaped room with two uPVC double glazed windows to the front offering lovely view towards the open Farmland and the hills beyond in the distance. Two radiators, coving to ceiling, slate hearth currently housing freestanding electric fire and TV bracket to wall. Two pine stripped wooden doors providing access to dining room and under stairs cupboard with light, space for coats and housing the electric meter. Further glazed door to second reception room.

#### DINING ROOM

9' 1" x 7' 0" (2.77m x 2.13m)  
Small uPVC double glazed window giving glimpses of the rear garden area, electric panel heater, electric light, power points and open access to kitchen.

#### KITCHEN

12' 0" x 5' 6" (3.66m x 1.68m)  
Fitted with a range of bespoke base, wall and drawer units in cream and pine with ceramic sink and mixer tap with uPVC double glazed window looking to the garden. Dresser style unit to side with lower cupboards and upper storage shelving, space for electric cooker and fridge and wall mounted Valiant gas boiler for the hot water and heating systems. Additional uPVC double glazed window and double-glazed skylight. Multi pane glazed door providing access to a rear porch.

#### REAR PORCH

Door to garden with feature leaded pane and step to a half glazed door to utility and WC.

#### UTILITY ROOM/WC

5' 5" x 6' 7" (1.65m x 2.01m)  
Fitted with a modern two piece suite comprising of WC with push button flush and pedestal wash hand basin with mixer tap and storage cupboards under. Space and plumbing for washing machine and space fridge. Radiator and uPVC double glazed window looking to garden.

#### SECOND RECEPTION ROOM

15' 0" x 10' 10" (4.57m x 3.3m)  
Heavily exposed beams to ceiling, double glazed bay window to side and two further double glazed windows. Slate hearth and recess and stove with wooden lintel shelf over. Recessed display, TV bracket to wall, two radiators, electric light, power points and borrowed light window with deep sill.

#### FIRST FLOOR LANDING

Turn at the half landing with uPVC double glazed pattern glass window with deep sill. Main landing area with radiator, access to bedrooms and bathroom with pine panel doors and latch handles. Access to loft with drop down ladder and electric light.

#### BEDROOM

16' 9" x 11' 2" (5.11m x 3.4m)  
Double room situated to front, exposed beam feature and uPVC double glazed window with twin opening panes offering a beautiful view over farmland opposite with the countryside and hills in the distance including Ingleborough. Electric light, power point and radiator.



#### BEDROOM

10' 10" x 9' 2" (3.3m x 2.79m)  
Further double room to the front with feature exposed beam, radiator and uPVC double glazed window with views over the fields opposite with glimpses of the Bay and the distant hills.

#### SHOWER ROOM

9' 1" x 6' 11" (2.77m x 2.11m)  
Fitted with a three piece suite in white comprising of WC with push button flush, quadrant shower cubicle with thermostatic shower and pedestal wash hand basin and with mixer tap. Modern panelling to walls including shower cubicle walls with mirror over the sink and former airing cupboard offering shelved storage space. Radiator and double glazed window with deep sill and wooden lintel.

#### BEDROOM

18' 11" x 12' 4" (5.77m x 3.76m) including wardrobes  
Double room situated to the rear of the property with exposed feature beam, radiator and uPVC double glazed tilt and turn window looking down to the garden with further window looking towards the neighbouring property. Folding doors to a built in double wardrobe.

#### EXTERIOR

To the rear of the property is an attractive landscaped rear courtyard garden with flagged patio seating area, low retaining wall to lawn with borders around the perimeter. Access to a garden room.

To the front of the property either side of the front porch is a pleasant well stock border area with shrubs and bushes. To the side is a hard standing suitable for bin storage etc.

#### GARDEN ROOM

Electric light, power points and stainless steel sink unit with base cupboard.

#### GARAGE

20' 3" x 8' 8" (6.17m x 2.64m)  
Up and over door, electric light and power socket.

