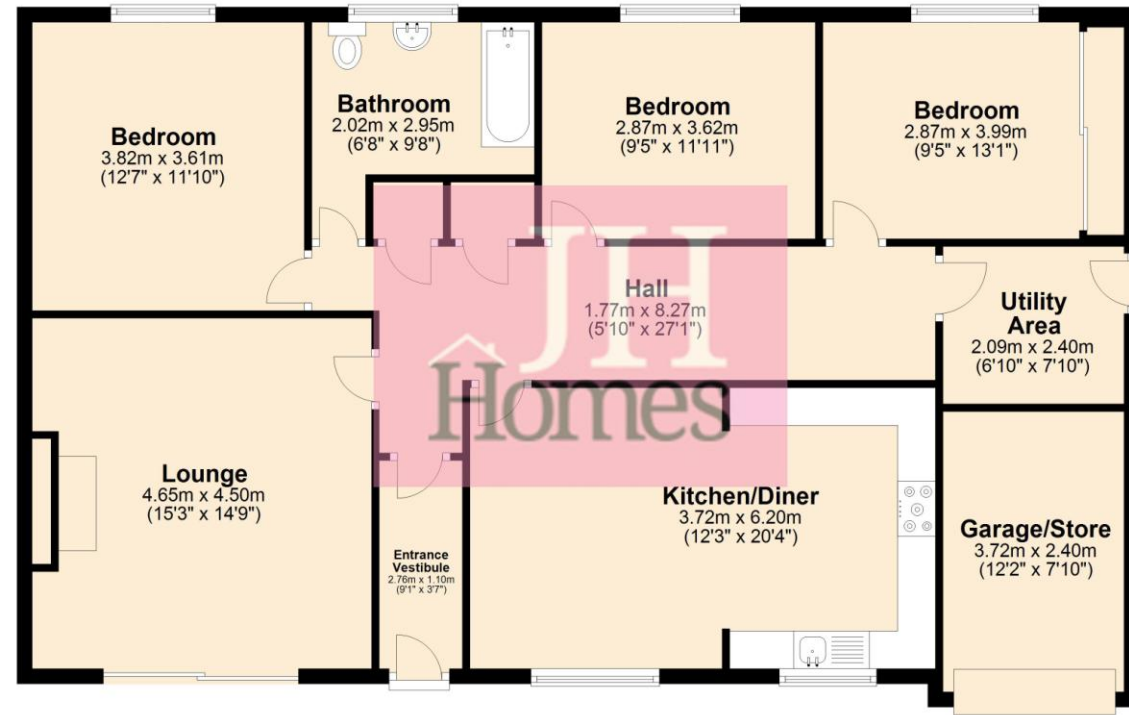


Ground Floor
Approx. 124.6 sq. metres (1341.2 sq. feet)



Total area: approx. 124.6 sq. metres (1341.2 sq. feet)

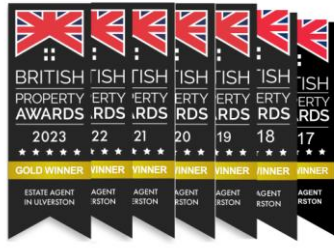
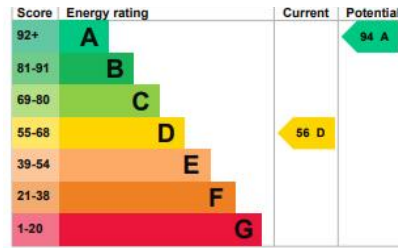
DIRECTIONS

Enter Backbarrow from the A590 from the Ulverston direction and turn just after the Lakeside and Haverthwaite Steam Railway. Follow through the village with the Primary School on the right. Keep on this road and just as you reach the bridge turn left onto Finsthaite Lane, then follow the road and you will reach Water Close on your right, shortly after this turn sharp right onto the drive leading up to Woodlands. If you reach Lynstey Green you have passed the entrance.

The property can be found by using the following "What Three Words" <https://what3words.com/fend.aquatic.ooms>

GENERAL INFORMATION

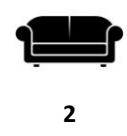
TENURE: Freehold
COUNCIL TAX: E
LOCAL AUTHORITY: Westmorland & Furness Council
SERVICES: Mains drainage, electric, water are all connected.



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.



JH Homes **£495,000**



**Woodlands, Backbarrow,
Ulverston, LA12 8QD**

For more information call **01229 445004**

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Ulverston
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Nestled in the tranquil embrace of rural serenity, this detached bungalow offers a sanctuary of comfort and breathtaking vistas. Accessed via a shared driveway, the journey to the bungalow sets the tone for the idyllic retreat that awaits. Stepping through the threshold, a welcoming hall greets visitors, leading into a spacious lounge adomed with panoramic views of the surrounding countryside which offers a haven of relaxation, where one can bask in the beauty of nature from the comfort of home. Adjacent to the lounge lies the heart of the home: a well appointed kitchen/diner, where culinary delights are prepared amidst the backdrop of scenic landscapes plus a utility room offering convenience and practicality. Complete with three generously sized bedrooms, recently installed, Burlington designed bathroom and garage. Front and rear gardens with the back being gently banked and meticulously landscaped, offers a canvas for outdoor pursuits and al fresco relaxation. In this seduced haven, the allure of countryside living merges effortlessly with modern comforts, inviting residents to embrace a lifestyle of unparalleled peace and natural beauty.



Entered through a composite door with double glazed, feature leaded pane into:

ENTRANCE VESTIBULE

Wood grain effect ceramic tiled floor, ceiling light point, coving to ceiling and radiator. Wooden door into:

HALL

5' 10" x 10' 5" (1.78m x 3.18m)
Wooden doors to bedrooms, kitchen/diner, utility room, lounge and storage cupboards housing the oil fired boiler for the central heating and hot water system and shelved airing cupboard housing the insulated hot water tank. Coving to ceiling, inset lighting, radiator and access to loft with drop down ladder.

LOUNGE

15' 3" x 14' 9" (4.65m x 4.5m)
Good sized room with set of double glazed patio doors to side giving access to the garden with a fabulous aspect beyond neighbouring properties towards the countryside beyond. Central, feature fireplace with rustic wooden mantle, flagged hearth and housing multi fuel stove, coving to ceiling, two ceiling light points, two wall light points, radiator and wall mounted TV point.

KITCHEN/DINER

12' 3" x 20' 4" (3.73m x 6.2m)
Dining Area
Space for family dining table, radiator, ceiling light point, wood effect tiled flooring, uPVC double glazed window with views over the garden, rooftops and neighbouring properties to the woodland and countryside beyond. Open to.
Kitchen Area
Fitted with a range of high gloss base, wall and drawer units with wood block work surface over incorporating sink and drainer with mixer tap and tiled splash backs. Recess housing Range cooker with induction hob, oven and grill with cooker hood over, space for fridge/freezer, inset LED lighting and uPVC double glazed window to the rear.

BEDROOM

12' 7" x 11' 10" (3.84m x 3.61m)
Double room with coving to ceiling, ceiling light point, radiator and power points. UPVC double glazed window to rear looking over the rear garden and woodland beyond towards La keland Haverthwaite Railway.

BATHROOM

6' 8" x 9' 8" (2.03m x 2.95m)
Fitted with a Burlington bathroom comprising of wash hand basin with mixer tap inset to wash stand with storage under, roll top bath with ball and claw feet, folding shower screen, mixer tap and shower unit with fixed rain head and flexi track spray and WC with chrome cistern. Fully tiled to walls and floor, inset lights to ceiling, extractor, underfloor heating and combination radiator/chrome towel rail.



BEDROOM

9' 5" x 11' 11" (2.87m x 3.63m)
Further double room with coving to ceiling, ceiling light point and radiator. UPVC double glazed window to rear.

BEDROOM

9' 5" x 13' 1" (2.87m x 3.99m) inc wardrobe
Double room with full length mirror front wardrobes to one wall, coving to ceiling, ceiling light point and radiator. UPVC double glazed window to rear.

UTILITY ROOM

6' 10" x 7' 10" (2.08m x 2.39m)
Space and plumbing for washing machine, space for dryer and freezer. Coat hooks to wall, inset lights to ceiling and PVC door with glazed inserts to side.

EXTERIOR

Approached by way of a shared driveway with the neighbouring property, the drive is tarmacked and leads to a parking area with access to the store. The garden offers a well stocked area with a variety of shrubs and bushes, curved Beech hedge to the side of the patio and extends in front of the lounge. The side is slate flagged and offers a pleasant searing space with aspects towards woodland and The Lakeside Haverthwaite Railway. The patio then extends allowing access through a gate to the rear. The rear garden is banked with natural rock outcrops, clothes drying point, oil storage tank, pathway round to far side whilst being encased by woodland.

