

Total area: approx. 120.7 sq. metres (1298.8 sq. feet)

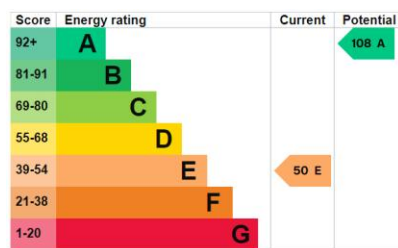
**DIRECTIONS**

Leave Ulverston via the A5087 (Coast Road) and follow signs for Bardsea. After approximately three miles turn right into Main Street, Bardsea and into the village. After the Ship Inn take the next right and proceed past Bardsea Malt Kiln Village Hall before taking the next left. Continue down the hill and follow the road round to your right where the property is on your right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/erupt.ditching.lawns>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: D  
 LOCAL AUTHORITY: Westmorland & Furness District Council  
 SERVICES: Mains gas, water and electricity are all connected. Drainage is by way of a septic tank which is shared with one other property.



**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.



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GARAGE & PARKING

Woodside Cottage, Bardsea,  
 Ulverston, LA12 9QY

For more information call **01229 445004**

2 New Market Street  
 Ulverston  
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Traditional semi detached cottage prominently situated in the desirable Well House hamlet of Bardsea. This charming cottage offers most comfortable accommodation and is situated to offer some lovely views to the front over farmland opposite towards the hills in the distance. Offering accommodation suited to a range of buyers including the family purchaser and comprising of entrance porch, hallway lounge, L-shaped kitchen/diner, external utility room, three bedrooms, two doubles and a single and bathroom to first floor. Benefit of garage and pleasant, enclosed side garden complete with pond and water feature. Complete with gas central heating system 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 within both driving and walking. Super opportunity to purchase a cosy cottage offering an immense amount of additional potential with early viewing invited and recommended.



Entered through a door into:

**ENTRANCE PORCH**

Two glazed windows and door into:

**HALLWAY**

Door to lounge and kitchen/diner. Stairs to first floor with understairs cupboard housing safe and tiled flooring.

**LOUNGE**

17' 9" x 12' 7" (5.43m x 3.85m)  
Sash window to front, marble fireplace surround, stained glass window to kitchen, alcove cupboard, two plugs specific for lighting and radiator.

**'L' SHAPED KITCHEN/DINER**

17' 9" x 14' 5" (5.43m x 4.40m)  
Fitted with a range of Oak base, wall and drawer units with solid Sapele worktop over incorporating sink with mixer tap and splashback tiling. Space for freestanding electric over and hob with cooker hood over, integrated washing machine, fridge and freezer.

Tiled floor, ceiling light point and radiator. Door to side garden and three glazed windows to front, side and rear.

**FIRST FLOOR LANDING**

Window to rear, doors to all first floor rooms and loft access.

**BEDROOM**

11' 3" x 9' 4" (3.45m x 2.87m)  
Sash window to front with views, storage cupboard, plug specific for lighting and radiator.

**BEDROOM**

11' 0" x 10' 9" (3.37m x 3.28m)  
Sash window to rear, alcove cupboard, plug specific for lighting and radiator.

**BEDROOM**

10' 9" x 6' 6" (3.29m x 2m)  
Sash window to front, storage cupboard, ceiling light point and radiator.



**BATHROOM**

8' 1" x 8' 4" (2.46m x 2.54m)  
Three piece suite comprising of WC, pedestal wash hand basin and bath with shower over. Splashback tiling, airing cupboard housing hot water tank and glazed window to side.

**EXTERIOR**

Stone walled forecourt giving access to the front and side door. Low maintenance garden to side which is enclosed for privacy and includes a pond, wall water feature and natural limestone outcrops. Access to utility room, door to garage and courtyard/drying area to rear.

**UTILITY AREA**

7' 11" x 5' 11" (2.43m x 1.81m)  
Glazed window, worktop and wall mounted boiler for the hot water and heating system.

**GARAGE**

26' 2" x 9' 3" (8m x 2.83m)  
Up and over door, light, power, two windows and pedestrian door.

