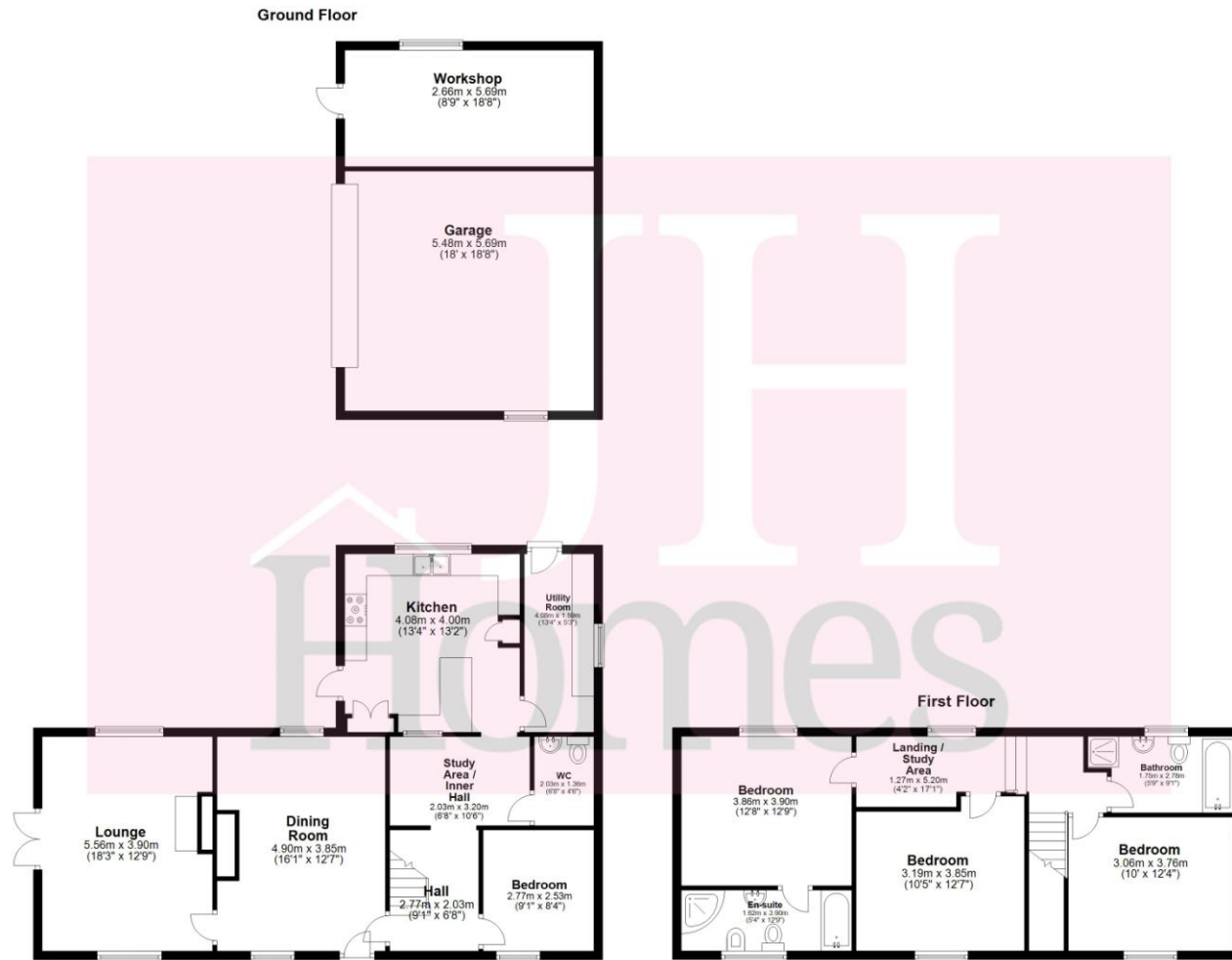


JH
Homes

£465,000



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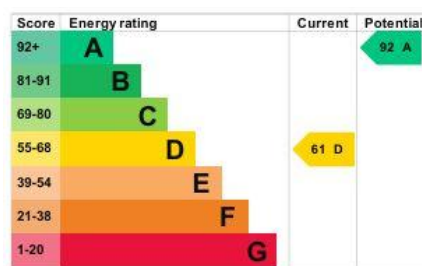
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GARAGE & PARKING



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

Sea Mill Cottage, Newbiggin, Ulverston, LA12 0RJ

For more information call **01229 445004**

2 New Market Street
Ulverston
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www.jhhomes.net or contact@jhhomes.net

Superb, detached family cottage situated in a fantastic rural location with some tremendous views close to Newbiggin, a small village surrounded by farmland and the shoreline of Morecambe Bay and being close to Newbiggin beach. Well proportioned property which offers lounge with dual aspect windows showing off fabulous views to open fields and the rear garden plus log burner, dining room with window seat, music room/bedroom, study area, ground floor WC, utility and fabulous breakfast kitchen with breakfast bar. To the first floor are three double bedrooms all boasting terrific outlooks, five-piece en-suite facility to the master bedroom and family bathroom. Complete with extensive gardens to include a fruit/vegetable plot, ample lawn, colourful flower beds as well as substantial garage with roller shutter style door and circular driveway.



DIRECTIONS

Proceeding out of Ulverston along the Coast Road, continue past Bardsea, Baycliff and then Aldingham heading towards Newbiggin. As the road takes a left turn and slightly down hill, Sea Mill Cottages can be found on your immediate right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/munch.opponent.outlines>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: Mains electric and water are connected. Drainage is by way of a septic tank and the property has oil heating.

PLEASE NOTE: We are advised that a footpath runs along the boundary of the garden into one of the adjacent fields – For further information please contact the office. We are also advised that the property was subject to surface water flooding in December 2015. Following on from this works have been carried out on the road drainage and it has not happened since.





Entered through a PVC door into the lounge.

LOUNGE

18' 5" x 12' 5" (5.63m x 3.81m)

Dual aspect windows to the front and rear, external French style doors to side patio, wood burner set to hearth with mantle over, two ceiling light points, two wall lights, radiator and door to:

INNER HALL

Door to dining room, music room, open to study area and open doorway to kitchen. Stairs to first floor.

DINING ROOM

15' 8" x 13' 2" (4.80m x 4.03m)

Double glazed window with seat to front, radiator, ceiling light point, tiled floor, FTTP box, and door to inner hall.

MUSIC ROOM/BEDROOM

8' 0" x 8' 0" (2.45m x 2.45m)

Double glazed window to front, potential to be used a further bedroom if required, feature beams to ceiling, radiator and ceiling light point.

STUDY AREA

10' 1" x 6' 4" (3.09m x 1.95m)

Glazed window to kitchen, radiator, doorway to kitchen and door to WC/cloaks.

GROUND FLOOR CLOAKROOM/WC

Modern two piece suite comprising vanity unit housing concealed cistern WC and wash hand basin. Heated towel rail, tiled floor and ceiling light point.

KITCHEN/BREAKFAST ROOM

13' 5" x 13' 1" (4.10m x 4.0m)

Fitted with a good range of base, wall and drawer units including dresser, pull out larder, pan and plinth drawers and plinth heater. Wooden worktop over incorporating twin Belfast style sink with mixer tap and tiled splashbacks. Breakfast bar, space for fridge/freezer and space and plumbing for dishwasher. Dual Fuel range cooker, spot lights to ceiling, internal window, tiled floor and ample power points. External door to further slate patio and uPVC double glazed window to rear with views. Door to:



UTILITY ROOM

13' 4" x 4' 11" (4.07m x 1.52m)

Fitted with a selection of base and wall units with worktop over and incorporating sink. Floor mounted boiler for the hot water and heating system and external door to rear driveway.

FIRST FLOOR LANDING

UPVC double glazed window to front, radiator, doors to all bedrooms, family bathroom and study area.

MASTER BEDROOM

12' 9" x 12' 7" (3.90m x 3.84m)

Double room with uPVC double glazed window, ceiling light point and radiator. Door to:

ENSUITE

12' 0" x 5' 3" (3.68m x 1.61m)

Five piece suite comprising of low level WC, pedestal wash hand basin, corner mixer shower, bath and bidet. Tiled splashbacks, ceiling light point, radiator and opaque uPVC double glazed window.

BEDROOM

14' 3" x 10' 1" (4.36m x 3.09m)

Double room with uPVC double glazed window, ceiling light point and radiator.

BEDROOM

12' 5" x 10' 11" (3.80m x 3.34m)

Further double room, storage cupboard over the stairs, ceiling light point and radiator. UPVC double glazed window.

BATHROOM

Modern four piece suite comprising of pedestal wash hand basin, low level WC, bath and shower cubicle. Tiled splashbacks, radiator and ceiling light point.

EXTERIOR

Accessed from the Coast Road onto an extensive circular driveway offering ample parking for several vehicles/motorhomes and space for turning. Well walled and fenced gardens to the front and rear, side aspect accesses and detached double garage. Vegetable/fruit garden with electric point and external tap, plus further exterior taps near the house and greenhouse.

DOUBLE GARAGE

Roller door, light, power and side store. High spec lean to green house attached with power, light and water.