



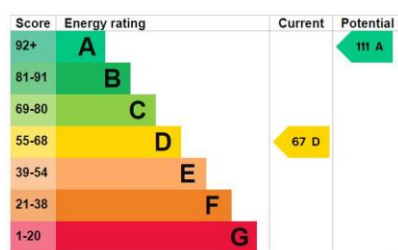
**DIRECTIONS**

Proceed along the Coast Road heading towards Barrow. As you pass Manjusri Buddhist centre on the left, turn right towards Bardsea. Turning into the village, go past Ulverston Golf Club passing the houses there is a left-hand turn to White Ghyll Lane heading up towards Birkrigg where the property can be found second on the left.

The property can be found by using the following "What Three Words" <https://what3words.com/vitamins.pounces.ambient>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: C  
 LOCAL AUTHORITY: Westmorland & Furness District Council  
 SERVICES: Mains, gas, drainage, water and electricity.  
 PLEASE NOTE: The property has a flying freehold.



**Estate Agency Act 1979**

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**JH  
Homes**

**£260,000**



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**GARAGE & PARKING**

**White Ghyll House, 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)

Charming semi detached cottage situated in the heart of the popular village of Bardsea to the outskirts of Ulverston. Bardsea is an attractive and popular coastal village a short distance from Morecambe Bay and offers a lovely residential area with an active village community and is even home to Ulverston Golf Club, and only a short drive away from the market town of Ulverston and its comprehensive amenities. Offering charming accommodation which is considered suitable to a range of buyers and comprises of entrance hall, lounge, kitchen/diner with three good sized bedrooms and family bathroom to the first floor. To the side of the property is a useful small garage/store/workshop perfect for general storage, bikes, motorbikes, etc and to the rear is a lovely courtyard garden on two levels offering an enclosed space perfect for outdoor entertaining and relaxation. Complete with uPVC double glazing, gas fired central heating system and a good standard of internal present and presentation.



Accessed through a feature composite door with double glazed central pane opening into:

#### ENTRANCE HALL

Tiling to floor, traditional pine internal doors to lounge and kitchen diner and electric meter and circuit breaker control point situated to the upper part of the wall.

#### LOUNGE

11' 0" x 10' 9" (3.37m x 3.29m)

Cottage themed decoration including lovely feature chimney breast wall with distressed coloured timber finish to wall and matching finish to the floor. Central, cast feature, fireplace with tiled inset and open grate, radiator, uPVC double glazed sash window with blind, electric light and power.

#### KITCHEN/DINER

16' 3" x 11' 11" (4.95m x 3.63m) widest points

Fitted with an attractive range of base, wall and drawer units with woodblock work surface extending to the rear windowsill with grooved drainer and Belfast style sink with swan neck mixer tap. Central island with breakfast bar area, space for free standing fridge freezer and integrated Stoves range cooker with five burner hob, ovens and grill, tiled splashback and matching cooker hood over.

Recess and plumbing for washing machine, radiator and to the front of the room is space for dining table with additional uPVC double glazed sash window with fitted blind looking to the front. Stable door to rear giving access and overlooking the lovely rear courtyard garden space, traditional striped pine door to staircase leading to first floor and further door to under stairs store which has an area of work surface, base cupboard, space for dryer and coat hooks to wall.

#### FIRST FLOOR LANDING

Turn at the half landing with former window recess display area and the main landing having access to the loft and doors to all upper rooms.

#### BEDROOM

11' 2" x 10' 8" (3.42m x 3.26m)

Double room with radiator and central ceiling light point. UPVC double glazed sash window to front offering a pleasant aspect over a neighbouring garden and properties beyond with a low window seat.

#### BEDROOM

8' 9" x 13' 3" (2.67m x 4.05m)

Further generous double room with radiator, ceiling light point and uPVC double glazed sash window with low window seat to front with fitted blind.



#### BEDROOM

7' 8" x 10' 6" (2.36m x 3.21m)

Spacious single room with low level uPVC double glazed sash window to rear, offering a pleasant aspect over the neighbouring gardens and properties. Radiator, open curtain fronted cupboard housing the Glow Worm boiler for the central heating and hot water system and ceiling light point.

#### BATHROOM

5' 4" x 9' 6" (1.63m x 2.9m)

Traditional three piece suite in white comprising of paneled bath with tiled surround, over bath shower with fixed rain head shower fitment and shower rail, traditional style pedestal wash hand basin with tiled splashback and WC. Half panelling to some walls, uPVC double glazed double sash window to rear with blind offering a pleasant aspect towards neighbouring properties and gardens, radiator, ceiling light point and tiled floor with under floor heating.

#### EXTERIOR

The front of the property is open to the roadside with the rear of the property offering a lovely courtyard area. The rear provides a lower flagged patio, mature creeper and young tree to the corner. Additionally is a canopy porch giving shelter to the stable door back into the kitchen and a short flight of steps to a gravelled seating area with raised border featuring shrubs and bushes.

#### WORKSHOP/GARAGE/STORE

17' 5" x 7' 11" (5.31m x 2.42m)

Up and over door, personal door to rear, electric light and power.

