



DIRECTIONS

Leaving Ulverston on the Coast Rd, passing Bardsea and then Baycliffe. As the road starts to descend after leaving Baycliff, there is a turning on the left to Aldingham. Take this turning and continue towards the coast and after a short distance the coach house is on the left hand side just below the entrance to Aldingham Nursing Home which is on the right. The property is the middle unit.

The property can also be found by using the following "What ThreeWords"
<https://what3words.com/troubled.centuries.firebird>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: C
LOCAL AUTHORITY: Westmorland & Furness Council
SERVICES: Mains water and electric are all connected. Shared septic tank.



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.




2 2 1 GARAGE & PARKING

**2 The Old Coach House, Aldingham,
Ulverston, LA12 9RT**
For more information call **01229 445004**
2 New Market Street
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www.jhhomes.net or contact@jhhomes.net

Great opportunity to purchase a substantial mid mews property situated in the picturesque Coastal Hamlet of Aldingham. Requiring refurbishment and modernisation the property is of excellent proportions and offers a superb redevelopment opportunity in this great position. Comprising of open plan ground floor lounge, two double bedrooms to the upper floor and first floor kitchen/diner and shower room. With potential to redesign, the property also has uPVC double glazing, stove to the center of the lounge and benefits from off road parking and single garage. The location offers short walk to the beach and access along the coast road to nearby towns including Ulverston and Barrow in Furness. Once redeveloped the property will offer a comfortable home perfect for a range of buyers and early inspection is invited to appreciate the superb potential the property offers.



Accessed from the rear courtyard via PVC door with glazed inserts into the lounge.

LOUNGE

35' 10" x 17' 10" (10.92m x 5.44m)
Staircase to first floor and internal arched features.

FIRST FLOOR LANDING

Loft access and doors to airing cupboard, bedrooms and dining kitchen.

KITCHEN/DINER

15' 5" x 17' 10" (4.7m x 5.44m)
Comprising of base and wall units with work surface over incorporating stainless steel sink unit. Integrated electric hob and oven. Feature arched uPVC double glazed window offering a view beyond the Nursing Home gardens and car park with glimpses of the Bay beyond.

BEDROOM

12' 7" x 8' 7" (3.84m x 2.62m)
Double room to rear with uPVC double glazed window offering a pleasant view beyond the courtyard and garage over farmland beyond. An area of work surface with sink unit and under storage cupboards. Double doors to wardrobe with hanging rail and shelf.



BEDROOM

12' 7" x 8' 10" (3.84m x 2.69m)
Further double room to the rear with uPVC double glazed window offering a pleasant view beyond the courtyard and garage over farmland beyond. Area of work surface with sink unit and under storage cupboards and double doors to wardrobe with hanging rail and shelf.

SHOWER ROOM

6' 3" x 4' 9" (1.91m x 1.45m)
Fitted with a three piece suite comprising of WC, wash hand basin and shower tray with shower rail. Modern panelling to walls and ceiling and electric towel radiator.

EXTERIOR

Immediately to the front of the property is a small forecourt with stone retaining wall and border area to the top. To the rear as well as the communal courtyard, is parking space in front of the garage.

GARAGE

Single garage with up and over door, electric light and power.

