



DIRECTIONS

From Ulverston head for the Coast Road and follow the road out of Ulverston, continue past the entrance to Baycliff and then Bardsea and then continue past Aldingham. After passing Aldingham you will come Colt Farm on the right when travelling from Ulverston. Coniston View Lodge Park is located immediately after Colt Farm. Proceeding through the gates, to the edge of the site before turning left where the lodge can be found on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/taking.invisible.spider>

GENERAL INFORMATION

TENURE: Leasehold - We have been advised that the lease is from 01/05/2021 to 28/02/2071 50 years. Park fees are approximately £4405.00 per annum inclusive of VAT. We are advised that the fees include maintenance of the park, water, sewerage and TV services.

COUNCIL TAX BANDING: N/A.

SERVICES: Mains services including gas, electric, water and drainage.

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**

**JH
Homes**

£185,000



1



2



2



PARKING

**Plot 5, Coniston View Colt Park,
Aldingham, Ulverston, LA12 9RU**

For more information call 01229 445004

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Fabulous lodge on the prestigious Colt Park development situated on the coast road between Ulverston and Barrow-in-Furness. Set in an elevated position and offering far reaching views over Morecambe Bay and the surrounding countryside. This beautifully appointed lodge offers stylishly presented accommodation that is available fully furnished if required. Gas central heating system bought by bulk supply, uPVC double glazing and deck offering a spacious seating area for outdoor entertaining. Offering open plan lounge/kitchen/diner area, two bedrooms, master with an en-suite and family bathroom. Available for occupation throughout the year although cannot be used as a permanent residence, this is a super opportunity to purchase a perfect holiday retreat in a brilliant location with early viewing offered and invited.



Accessed by way of a side deck through a PVC door with frosted glass opening to:

HALLWAY

Pair of modern wooden doors to side giving access to a useful storage cupboard housing the gas boiler for the hot water and heating system and coat hooks. Floor mat style carpeting, access to bedrooms and bathroom and open access to open plan lounge/kitchen/diner.

LOUNGE AREA

20' 6" x 10' 6" (6.25m x 3.2m)
Set of double glazed bifold doors with views over the surrounding countryside and Morecambe Bay, mounted TV to wall with modern, feature electric flame effect fire and two full length uPVC double glazed windows to side with blinds. Open to:

KITCHEN/DINING AREA

20' 11" x 10' 4" (6.38m x 3.15m)
Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap. Integrated eye level oven and microwave, wine fridge and dishwasher. Central island with breakfast bar housing gas hob with cooker hood over. UPVC double glazed window, light grey woodgrain laminate flooring, panelling to the ceiling with numerous inside LED lights and open to dining area with a further set of bifold doors offering views over the surrounding countryside and Morecambe Bay.

BEDROOM

10' 1" x 11' 8" (3.07m x 3.56m)
Double room situated to the rear of the property with two uPVC double glazed windows, vaulted ceiling with panelling and inset LED lights. Set of mirrored door wardrobes to one wall with hanging rail and shelving, TV bracket to wall and a modern wooden door to ensuite shower.



ENSUITE
4' 6" x 9' 4" (1.37m x 2.84m)
Modern ensuite comprising of glazed shower cubicle with thermostatic shower, fixed spray head and flexi-track spray, WC and wash hand basin with mixer tap and storage cupboard underneath with cabinet above. Modern panelling to walls and ceiling with inset LED lights and uPVC double glazed window with blind. Chrome ladder style towel radiator, light grey woodgrain effect laminate flooring, extractor fan and shaver point.

BEDROOM

8' 4" x 10' 4" (2.54m x 3.15m)
Currently dressed as a twin room with uPVC double glazed window, radiator, ceiling light point and power sockets.

BATHROOM

6' 7" x 10' 6" (2.01m x 3.2m)
Well presented bathroom fitted with a modern three piece suite in white, comprising of central panelled bath with mixer tap and shower attachment, wash hand basin set to vanity unit with bathroom cabinet above with mixer tap and WC with pushbutton flush. Alcove shelving, modern panelling to walls and ceiling with inset lights and extractor fan. UPVC double glazed window with blind, radiator and shaver point.

EXTERIOR

Hard standing parking bay with a short flight of steps to a gated side decked area with glass banister rails giving access to the front door and then continues down the side of the property towards the deck. The deck is of fabulous proportions with glass banister rails maximising the view, access to two sets of bi-fold doors to the lounge and dining area as well as a point to connect a gas BBQ. Electric vehicle charging point.

