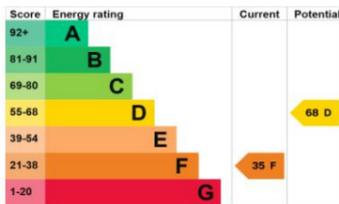


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of furniture such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 360.



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

£550,000



3



4



3



GARAGE & PARKING

Crake Bank, Mount Pleasant,
Greenodd, Ulverston, LA12 7RG

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Stunning and well presented four bedroom architect designed detached family home built circa 1985. Situated on a fantastic, enviable and elevated plot, with impressive rear garden, ample parking and some incredible views, this property would be suitable for a variety of buyers ranging from the family home buyer to holiday let purchasers, with the National Park and Lake District being only a short distance away. Comprising of lounge, dining room, two balcony's, kitchen, utility room, bedroom and shower room to the ground floor with three further bedrooms, one of which with an ensuite, family bathroom and study plus store. Complete with electric heating, uPVC double glazing, stunning views towards the National Park and Morecambe Bay and detached double garage. The rear garden can be accessed either side of the property and it is rather impressive and from the top you have breath taking views across the distant fells including Coniston Old Man and Morecambe Bay. Greenodd is a pretty village on the very fringe of the Lake District National Park on the edge of the village of Penny Bridge, and boasts amenities such as Bakery, Public House, Fish & Chip Shop, Ice Cream Parlour, Primary School and Church. A little further is the market town of Ulverston and its variety of individual shops, Booth's supermarket and Aldi. There is also easy access to the delights and attractions of the inner Lake District. Penny Bridge is an excellent base from which to explore the Lake District without being right in the centre of the busier towns. There is walking and cycling from the doorstep. Early internal viewing is highly advised for this fantastic property and opportunity.



DIRECTIONS

Heading from Ulverston to Greenodd along the A590, turn left at Greenodd Roundabout onto the A5092. Turn left into Main Street and follow the road until a sharp right into Mount Pleasant Road. Follow the road up the hill and just before the school turn right into the driveway.

The property can also be found by using the following "What Three Words" <https://w3w.co/offstage.brain.fizzy>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: Westmorland and Furness District Council

SERVICES: Mains electric, water and drainage are all connected.





Accessed through a PVC door into:

ENTRANCE PORCH

Door to:

DINING ROOM

20' 10" x 13' 0" (6.35m x 3.96m)

Two uPVC windows to rear, full height uPVC window to front, solid maple wood flooring and radiator.

Door to kitchen, bedroom, shower room and external door to balcony. Stairs to lower floor and door to:

LOUNGE

17' 9" x 15' 8" (5.41m x 4.78m)

UPVC double glazed window to side with views of the estuary, open fireplace with wooden mantle and slate plinth, coving to ceiling and radiator. Double glazed sliding patio doors to:

BALCONY

3' 11" x 20' 0" (1.19m x 6.1m)

Views over the garden, estuary, surrounding fells and Morecambe Bay beyond.

KITCHEN/BREAKFAST ROOM

15' 6" x 11' 1" (4.72m x 3.38m)

Fitted with a range of base, wall and drawer units with island and Granite effect worktop over incorporating one and a half bowl, stainless steel sink and drainer with mixer taps, splash back tiling and chrome handles. Integrated Miele appliances to include oven, electric hob, microwave, warming drawer and extractor hood. Integrated dishwasher, radiator and open doorway to utility room. Sliding door to:

SIDE BALCONY

Views of the side garden and glimpses of Coniston Old Man.

UTILITY ROOM

5' 9" x 11' 3" (1.75m x 3.43m)

Matching base and wall units with worktop over incorporating stainless steel sink and drainer. Space and plumbing for washing machine under, airing cupboard, pull out larder and broom cupboard. Trap door to cellar area and external door to front garden.

BEDROOM

9' 8" x 11' 1" (2.95m x 3.38m)

Double room with uPVC double glazed window to side, fitted wardrobe and electric heater.

SHOWER ROOM

Three-piece coloured suite comprising of WC, wash hand basin and shower cubicle. Half tiling, towel rail and uPVC double glazed window to front.

LOWER GROUND FLOOR

Built in cupboards with sliding doors and understairs storage. Doors to bedrooms, bathroom and store.

Open to:

STUDY

10' 3" x 9' 3" (3.12m x 2.82m)

Double glazed sliding patio door to rear garden, feature fireplace with tiled plinth, wood laminate flooring and radiator.

MASTER BEDROOM

10' 11" x 9' 7" (3.33m x 2.92m)

Double room with fitted wardrobe, radiator and wooden style laminate flooring. Double glazed sliding patio doors to rear garden and door to:

EN-SUITE

8' 0" x 6' 11" (2.44m x 2.11m)

Modern four piece suite comprising of WC, wash hand basin, bidet and shower cubicle. Tiling, extractor fan and heated towel rail.

BEDROOM

10' 1" x 9' 10" (3.08m x 3m)

Further double room with built in wardrobe, electric heater and double glazed sliding patio doors to rear garden.

BEDROOM

10' 2" x 6' 0" (3.1m x 1.83m)

UPVC double glazed window to rear aspect, built in wardrobe and electric heater.

BATHROOM

Modern three piece suite comprising of WC, wash hand vanity basin and 'P' shaped bath with shower over. Tiling, heated towel rail and extractor fan.

STORE ROOM

8' 11" x 22' 1" (2.72m x 6.73m)

Light & power.

EXTERIOR

Private driveway from main street brings you to the property with breathtaking views. Ample parking with access to entrance door, utility room door, two side aspect access and garage. Extensive rear garden laid mostly to lawn with established plants, shrubs, trees etc. which will only be appreciated upon recommended viewing.

DOUBLE GARAGE

20' 8" x 16' 5" (6.3m x 5m)

Electric roller door, light and power.

