

FREEHOLD



45 RAMPSIDE, BARROW-IN-FURNESS, LA13 0PY

£450,000

FEATURES

Stunning Detached Coastal Home

Spectacular Bay Views & Generous Plot

Sought-After Village Location

Horseshoe Driveway For Several Vehicles & Garage

Gas CH System & uPVC DG

Porch, Hallway & Lounge

Dining Room & Breakfast Kitchen

Four Bedrooms & En-Suite Shower Room

House Shower Room & Further WC

Viewing Highly Recommended



2



2



4



Garage,
Off Road
Parking



Stunning coastal home positioned within a desirable village setting, this impressive detached four-bedroom family home offers a rare opportunity to enjoy peaceful rural surroundings while remaining conveniently close to the popular market town of Ulverston and the amenities of Barrow-in-Furness. Occupying a substantial plot with a sweeping horseshoe driveway and mature frontage, the property enjoys breathtaking uninterrupted views across Morecambe Bay to the front, while the enclosed rear garden backs onto open fields and countryside, creating a truly special setting. The home offers spacious, versatile accommodation arranged over two floors, with naturally bright open-plan living areas, flexible bedroom space and excellent storage - ideal for modern family living, multi-generational needs, or those seeking a coastal lifestyle retreat and boasts excellent kerb appeal, approached via a horseshoe driveway providing extensive off-road parking. Mature planting and a feature tree frame the front garden, which enjoys stunning panoramic sea views. Complete with gas central heating system and uPVC double glazing.

Accessed through a PVC door into:

ENTRANCE PORCH

PVC entrance door, double glazed windows to the front and door with matching side panels to:

HALLWAY

A welcoming L-shaped hallway with feature stairs, useful storage cupboard and radiator. Also gives access to the main lounge, kitchen, shower room and two ground-floor bedrooms.

LOUNGE

12' 3" x 18' 8" (3.73m x 5.69m)

A superb and light-filled space featuring a contemporary fireplace, two radiators and a front window perfectly positioned to capture the exceptional coastal outlook. Open to:

DINING ROOM

8' 10" x 11' 1" (2.69m x 3.38m)

Benefits from a picture window overlooking the rear garden, making this an ideal entertaining and family space. Door to:

KITCHEN/DINER

8' 9" x 21' 10" (2.67m x 6.65m)

Fitted with a range of base, wall and drawer units with worktop over incorporating twin sink bowls with mixer tap and classic subway-tiled splash back. Two uPVC double glazed windows to the rear garden, integrated oven, microwave and gas hob included. Generous dining space provides room for everyday meals and social gatherings. Door back to hallway and external door to rear garden.

SHOWER ROOM

UPVC frosted glazed window to the side, modern walk-in shower, vanity unit with sink and WC.

BEDROOM

9' 6" x 12' 2" (2.9m x 3.71m)

Double room situated to the front of the property with garden outlook (currently used as a second sitting room).

BEDROOM

8' 10" x 9' 0" (2.69m x 2.74m)

Situated to the rear overlooking the garden, ideal for use as bedroom, study or additional living space.

FIRST FLOOR LANDING

Spacious landing with access to two further bedrooms and WC, plus uPVC double glazed window to side.

MASTER BEDROOM

12' 4" x 13' 10" (3.76m x 4.22m)

A beautifully proportioned main bedroom enjoying spectacular elevated views across Morecambe Bay towards Piel Castle and Roa Island. The room benefits from a walk-in wardrobe, eaves storage and private en-suite bathroom.

EN-SUITE

Modern suite with bath and overhead shower, vanity unit, WC, additional storage access and roof window to side.

BEDROOM

8' 10" x 9' 5" (2.69m x 2.87m)

Comfortable double bedroom enjoying open countryside views to the rear, plus two built-in closets housing boiler and hot water tank for the heating and hot water systems.

WC

WC and pedestal sink with additional eaves storage and uPVC double glazed window to the rear.

UTILITY ROOM

7' 4" x 10' 10" (2.24m x 3.3m)

Accessed from both the garden and garage, offering excellent storage, work surfaces and plumbing for appliances.

GARAGE

Attached garage with up-and-over door, light and power points and internal access to the utility room.

EXTERIOR

The enclosed rear garden enjoys attractive open countryside views and is mainly laid to lawn with established planting, trees, patio seating areas and a charming summer house - perfect for relaxing, gardening or entertaining.



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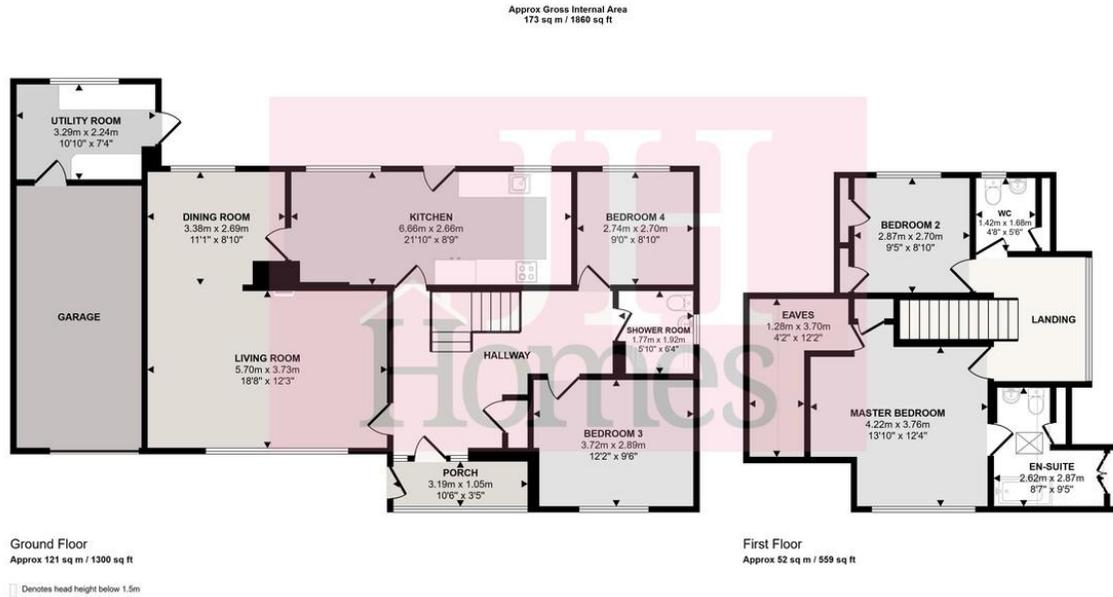
GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: E
 LOCAL AUTHORITY: Westmorland and Furness Council
 SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

Proceeding out of Ulverston along the Coast Road, continue past Bardsea, Baycliff and then Aldingham, heading passed Newbiggin towards Rampside. Turn left at the roundabout into Rampside and after the Clarkes Arms, the property is on your right-hand side.

It can also be found by using the following "What Three Words": <https://w3w.co/token.then.waddled>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

